

Yulupa = 55

" 75

" 81

" 84

Izabaco = 60-148

San Miguel = 49-70-74-²²133-22-127-107

Llano de Santa Rosa = 96-106-120.

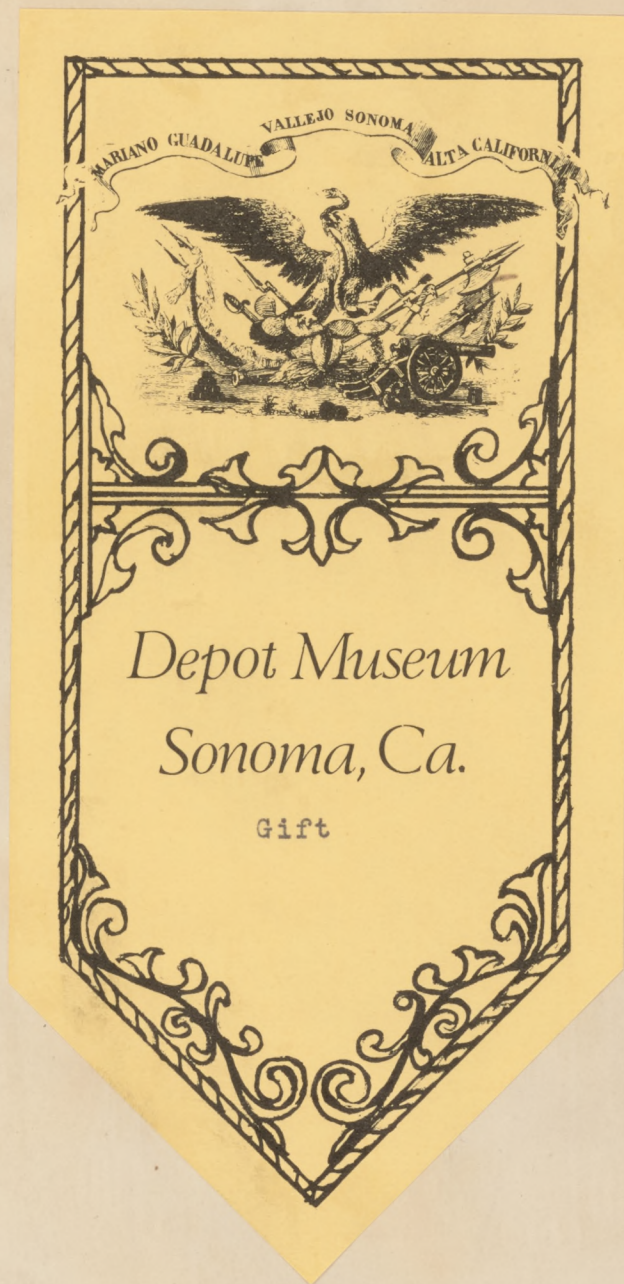
Sotoyoms Rancho = 9-12-

S. R. Ro = 100-105-

Rio Agua Caliente = 44-67

W. B.
SANTA ROSA, B. M. 1880.

The cost of this Book
is \$350.⁰⁰



1980-313

1

*ORIGINAL TRANSLATIONS
OF
EARLY SPANISH RECORDS
OF
SONOMA COUNTY
1836 TO 1856*

*PROPERTY OF
HENRY G. ANDERSON*

Introduction

1891

The following is a list of the names of the persons who have been
admitted to the office of the Secretary of the Board of Education
since the first meeting of the Board on the 1st of January 1891.
The names are given in alphabetical order, and the date of admission
is given in parentheses. The names of the persons who have been
admitted to the office of the Secretary of the Board of Education
since the first meeting of the Board on the 1st of January 1891
are given in alphabetical order, and the date of admission
is given in parentheses. The names of the persons who have been
admitted to the office of the Secretary of the Board of Education
since the first meeting of the Board on the 1st of January 1891
are given in alphabetical order, and the date of admission
is given in parentheses.

Lot in Sonoma.

Translation

(Book A No 2. p. 2. -)

Lot (no number given)

" M. G. Vallejo, Director of Colonization of the frontier of the North, of the Alta California:

Inasmuch as Don Salvador Vallejo, residing in this Pueblo, has claimed a Lot to build (thereon) his house in one of the fronts of the principal Plaza; In conformity with the faculties which therefor have been conferred unto me, by the Superiority, (Government) - I have come to concede (it) unto him in ownership by the present Letters, under the following conditions:

1st That within one year he shall construct a house, and it shall be inhabited, fencing the Lot.

2nd He shall subject himself to the delimitation made of this village (settlement, and further Regulations of Police, relative thereto).

3rd The Lot of which mention is made, is of 63 varas front, and 33 in depth; on the East corner of the Huerta (Orchard) Street.

4th Should he contravene to these conditions, he shall lose his right to the Lot, and it may be denominated by others.

Given at Sonoma, June 11, 1836.

(signed) M. G. Vallejo.

M. G. Vallejo

Not acknowledged
No Record mentioned.

*Summary Grants to Lots
in Sonoma
as per Margin.*
"Translation"
Book A, No. 2.

5

1846 and 1847.

" To D. Victor Prudon, the Lot
No. 59 - 109 Varas square
on 12th of May 1846. -

" To D. Jose Riviera, 109 Varas square
No. 49 - on 15th December 1846. -

" To Captain Mervin, 109 Varas square,
No. 50. on 15th January 1847. -

" To D. Washington A. Bartlett, subject
to the measurement of the Streets -
109 Varas square; No. 44. -
On the same date. -

To D. Victor Prudon; 109 Varas square,
No. 60. on the same date. -

Lots in Sonoma, as in the Margin. -

Translation -

Book A. No. 2. -

" To D. Juan Nash, on the same date, 200 Varas square, in the numbers 1. 2. 19 and 20, with the conditions to fence them; and to build (thereon) without impeding for the public use of the Waterfalls which issue on Lot No. 2, and to submit himself to the delineation of the Streets, according to the topographical map of 1838 - approved by the Most Excellent Mexican Government.

[Signature]

" To D. José de la Roza, I have conceded unto him a Lot of Two Hundred Varas square, adjoining the "Arroyo de Sonoma". (Sonoma Creek.) Parcelled between the Streets of Petaluma and Huichica with the usual conditions.

Sonoma, Feb'y. 1st 1844.

Page 7

[Signature]

" On the same date there was conceded to D. George W. Bartlett, the Lot No. 44. with the usual conditions.

Page 7

[Signature]

" 1837. - "

" On the same date, to D. Francisco Caceres, 109 Varas square, No. 54.

[Signature]

" No. 1. 2. 19. 20. - "

" No. 54. - "

"To D. Lazaro Piña, on the same date,
109 Van Square, No. 7.

[Signature]

"To D. Antonio Piña, on the same date
"elc" No. 35. with the Lot of the house
called of the "Billar".

[Signature]

"To Dávila the Lot of the same
number, bounded by the groundwork
of the Church.
Same date.

[Signature]

"To D. Anto Ortega, between the
Lots of Rosario, Alvizo, Dávila and
Ante Piña.
Same date.

[Signature]

"To Rosario Alvizo, the Lot between
Sista Berreyesa, and Anto Ortega,
and in depth to the line of Dávila -
No. 35, same date.

[Signature]

"Lot of the Cuartel
called of the Cuartel.

[Signature]

"No. 35."

Lots in Sonoma, as in the Margin.

"To D^a. M^a. Jgn^a. Lopez, N^o. 15 and 16
same date.

" 1842. "

"To D^a. Clara Berreyesa.
109 Varas Square, N^o. 23.
January 10.

"To D. Salvador Vallejo.
Lot N^o. 34. Same date.
109 by 109.

N^o. 34.

"Translation".

1st Book B of Deeds, p. 49.

"First Seal Six Dollars."

Provisionally habilitated by the Maritime Custom House of Monterey, for the years 1839 and 1840.

(signed) Alvarado. Antonio M^a Osio.

Valid for the years 1841 and 1842.

(signed) Jimeno. Antonio M^a Osio.

"Manuel Jimeno Casarin, first voter (speaker) of the Most Excellent Board of the Department of the Californias, in charge ad interim of the Government of the same:

Inasmuch as Don Enrique Domingo Fitch, born in the United States of America, and naturalized in the Republic of Mexico, has claimed for his personal benefit, and that of his family, the land known by the name of Sotoyome, bounded on the E. with Marcos West, on the N. by the Mountain to the end of the Cañada (gulch) which lies on the N. W. to S. S. W.; with the tract whereon was to be built a water (power) mill for Don Juan Cooper, and on the S. by the Arroyo Seco (dry creek); previously having practiced the diligences and verifications concerning, as disposed of by laws and regulations; making use of the faculties that are conferred to me, in the name of the Mexican Nation: I have come to concede unto him the mentioned land, declaring it to be his property, by the present Letters, subject to the approval of the Excellent Departmental Board, and the following conditions:

1st He may fence it without prejudice to the ways, roads or rights of way; he shall enjoy it freely and exclusively; setting it apart to the use and cultivation which may best suit him; But within one year he shall build a house and it shall be inhabited.

2nd He shall solicit the respective Judge to give him judicial possession by virtue of this Dispatch, by which shall be marked off the boundaries; within which limits he shall set out, besides the monuments, some fruit trees, or native ones of some utility.

3rd The land of which mention is made, is of Eight "Sitios de ganado mayor" - (8. span. leagues), a little more or less; as is explained in the "diseño" (Det.) which is annexed to the "Expediente".

4th Should he contravene to these conditions, he shall lose his right to the land, and it may (then) be denounced by others.

In consequence I order, that this Title being held as firm and valid, it be recorded in the corresponding Book, and that it be delivered to the interested party, for his safety and further ends.

Given at Monterey on September 28th 1841.

(Signed) Manuel Jimeno.

José L. Fernandez, Secy. ad interim.

This Title is recorded on page 7 of the Book of Adjudications of vacant lands, which is to be found in the Office of the Secretary of the Prefecture of the First District.

Monterey, October 25, 1841.

Let it be recorded.

(signed) Estrada.

On the same date this Title was recorded in the Prefecture of the First District on page 3, following the respective book.

(signed) Manuel Castañares, Sec'y.

He that subscribes - Sec'y of the Government of the Department of the Californias:

Certifies that the plat which is shown on the page following, is equal to the original, which is annexed to the respective "Expediente" and which exists in the Office of the Secretary, in my charge.

Monterey, 19th September 1842.

See next page.

approval of "Sotoyome" Grant. -

Translation:

B^C 50

" Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1840 and 1841. -

(signed) Jimeno. - Antonio M^c Osio. -
Re-habilitated for the years 1842, and 1843. -

(signed) Alvarado. -

Antonio Maria Osio. -

First Seal. Eight Dollars. -

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844th and 1845. -

(signed) Micheltorena. -

Pablo de la Guerra. -

The Citizen Manuel Manuel Micheltorena, Brigadier General of the Mexican Army; Adjutant General of the Plane, Major of the same; Governor; Commander General and Inspector of the Department of the Californias:

Inasmuch as Don Enrique Domingo Fitch, Mexican by naturalization, has claimed for his personal benefit, and that of his family, the extension of Three "Sitios de ganado mayor" (3 span. leagues) on the S. W. of the land which was conceded (granted) to him, called Sotoyome. the limits to be to where the three "Sitios" (leagues) are measured in the same course (direction) of S. W., having previously practiced the diligencias and verifications concerning, as

disposed of by laws and regulations; making use of the faculties which are conferred to me, in the name of the Mexican Nation: I have come to concede unto him the land mentioned, declaring it to be his property, by the present Letters; subject to the Approval of the Most Excellent Departmental Assembly; and under the following conditions:

1st He may not sell it, pledge it, mortgage it, impose "censo" (cense), entail, trust, nor other gravamen whatever; nor shall he donate it.

2nd He may fence it without prejudice to the ways, roads and right of way; he shall enjoy it freely and exclusively; setting it apart to the use or cultivation that best may suit him; but within one year he shall build a house, and it shall be inhabited.

3rd When the property is confirmed to him, he shall solicit the respective Judge, to give him the judicial possession, by virtue of this Dispatch, by which shall be marked out the boundaries, in whose limits he shall set out, besides the monuments, some fruit trees, or natives ones of some utility.

4th The Land of which donation is made, is of the extension which has been already mentioned.

The Judge who may give the possession, shall have it measured off, according to the Ordinance; the surplus that may result to revert to the Nation, for the convenient uses.

"5th Should he contravene to these conditions, he shall lose his right to the land, and it may (then) be denounced by others. -

In consequence I order, that the Present - may serve him as Title; and that it be held as firm and valid; that it be recorded in the respective Book; and that it be delivered to the interested party, for his safety and further ends. -

Given at Monterey on November 12th 1844. -

(Signed) Manuel Micheltorena.

Manuel Jimeno, Secy. -

This Concession is recorded in the respective Book on page 12. -

(Signed) Jimeno. -

Note: The second condition (Article) which this title contains relating to building a house, shall not be obligatory, by reason of its having been put into the First Title which was given to the party interested, date "ut supra". -

(Signed) Manuel Micheltorena.

Manuel Jimeno. Secy. - "

"Fourth Seal - two reales. -

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844^{and} 1845. -

(Signed) Micheltorena. -

Pablo de la Guerra. -

"He that subscribes, Secretary of

the Government of California as certifies: That the "diseño" (Plat.) which is shown on the annexed page of this document, is equal to the original, which exists annexed to the "Expediente" belonging to Don Enrique Domingo Fitch; said "diseño" is "rubricated" (marked with red ink -) by the same Secretary's Office. -

Monterey, November 14. 1844.

(signed) Manuel Jimeno: -

" Pío Pico, Governor ad interim of the Department of the California:

The Most Excellent Departmental Assembly, in session of the 13th day of the current Month, has been pleased to grant ("accord") the following:

" The Concession made to the Citizen, Mexican by naturalization, Enrique Domingo Fitch, is approved, (for) the tract known by the name of Sotoyome. in extent of Eleven "Sitios de agua" (11 span. leagues) situated in the jurisdiction of Sonoma, conceded in Proprietorship in two titles, issued by the Government of the Department, the one dated 28th day of September 1841; and the other November 9th 1844, with entire conformity to the provision of the Law of 18th August 1824; and of the Article 5. of the Regulation of November 21. 1828. -"

And for the safeguard of the interested party, the Present is extended on common paper, for want of Stamped (paper), at the

City of Los Angeles, on June 16th 1845.
 (signed) Pio Pico.
 " Pandini, Secretary. - "

Not Acknowledged, before the
 U. S. taking possession, &c.

Recorded (in English.) Sept. 2. 1847.

"Translation" -
1st Book B. page 57.

In the Margin
 is written the

following:

on Feby. 13

1846.

and Registered

Decr. 15. 1847.

"They that subscribe by the Present
 obligate ourselves formally to satisfy
 the Licut. Col. Don Victor Prudon -
 the sum of One hundred and seventy-
 five Dollars (\$175.00) in Silver, of the
 coined price of twelve reales, or effects of
 our manufacture of Hat factory, and
 Hardware - at the money (Cash) price,
 and to the satisfaction of the said Señor;
 within the term of six months, reckoned
 from this date, that is the thirteenth
 day of August of the present year;
 which sum, with the value of one
 yoke of broken Oxen, and a Cart, and
 One hundred and twenty-five Dollars
 (125.-) make the total of Three
 Hundred Dollars (300.-) by which
 we have bought the House and Lot of
 said Señor, as it appears by the
 Writing of Sale (Bicor Deced.) which
 he issued to us "the day of to-day"
 (this day);

And for "Constancy" (validity) we
 issue the Present, on common paper,
 for want of Stamped (paper.) at
 Sonoma, on the 13th day of the Month
 of February 1846.-

(Signed)

John Sears & James Prigmore.

No date of Engl. Record given -

"Translation."

1st Book B of Deeds, page 58.-

(In the margin
as follows:)on Feb'y.
13. 1846+ registered
in 1847.

"I the undersigned certify to have
 sold to the Señores John Sears and
 James Prigmore, a house of my
 property, situate on the E. of the Plaza
 of this Town, and - contains four rooms;
 two roofs of tile; and two without
 roofs; with its Lot of one hundred
 Varas in depth by fifty - in front;
 for the price of Three hundred Dollars
 (\$300.-); and the one hundred and
 seventy-five remaining (due) in Cash,
 coined, at the price of Silver, that is,
 at twelve reales, or effects of their make
 of iron-ware and Hat factory, to my
 satisfaction, and at Silver prices, within
 six months reckoning from this date,
 as is shown by the Obligation (Bond)
 which they issued to me this day and
 date..-

And for validity I covenant
 (give) the Present on common paper -
 for want of Stamped (paper) corres-
 ponding (hereto), at Sonoma, on the
 13th day of the Month of February
 1846.-

(Signed.) Victor Prudon.. "

Note: No Record nor date given
 as such.-

(Agreement)

Translation.

Book B. page 196. - (Sudo)

" On the Rancho de San Miguel, on the 22^d day of the month of February 1849, Doña Ma. Guadalupe Vasquez de West, and Don Blas Piña, (have) agreed, that the second will work on the same Rancho with his person and horses, at all that may offer, one year and six months, at the rate of one hundred and twenty-five dollars each month; and the second (party), this term being terminated will pay him with one mile of Land, in the land of the Rancho which Piña may chose...

And having thus agreed we sign the present document, with the Witnesses named below.

(Signed) Guadalupe Vasquez
de West + Esc.
Blas Piña.

Witness:

y de Castañeda.

Witness:

Salvador Vallejo.

"

Not acknowledged - nor
Record in English shown.

Book "B" of Sudo. page 196

(Deed)
Translation . .
 Book B. page 196.

"By the Present it is evident that I, Maria Guadalupe Vasquez de West, in the name of my children and with their previous consent, as by law, I give in sale, real and alienation, perpetually, forever, to Don Blas Piña, one mile of Land, at the Spring of Water which is found on the South of the lands of my Rancho, called San Miguel, on the boundaries of Santa Rosa, and Don Joaquin Carrillo.

The measurement of said one mile of land commencing at the "birth" of the same Water Spring, and "for the point of the Compass" way which may suit the Señor Piña, having there offered it to him, for me and my children; and which land is given to him as pay for the work of one year and six months that he labored on the Rancho, at the rate of one hundred and twenty-five Dollars per month, he having furnished his person and horses; and in compliance with the Agreement, I give him the present Writing. (Instrument) of Sale (Deed), which shall be held firm and valid, without its being for want of requisites whatsoever, held to have entire "faith" (validity) before the Tribunal that may correspond; The Señor Piña from this date, or whenever convenient to him, taking possession of the referred to one mile of Land - which he and his heirs shall enjoy in the peaceable

and quiet possession; And if at any time he should be disturbed, or there should be suit brought against him (by) any person for the One mile of land (above) mentioned, I obligate (pledge) myself with all my possessions "goods" to set out with my children to the defense - until giving him back said land, or another one to his satisfaction, paying him for the improvements, or damages that he may have had; And in faith of the "exposed" (matter set forth), I sign the present Writing in the name of my children, with the witnesses signing below, at the Rancho de San Miguel, on the thirteenth day of the Month of August 1850.

(signed) Guadalupe Basques
de West +.

Witnesses:

Rafael Narballe.

Mariano Cardenas.

José Altamirano.

Note:

Not Acknowledged, nor
Recorded in English.

Book "B" of Deeds, page 196.

Translation.
Book B. page 197.

" By these Presents it is evident, that I, Guadalupe V. de West, recognize, confirm and covenant in favor of Don Blas Piña, and his heirs and assigns, for ever more, all the right, title and interest which personally "correspondo" (is vested in me) - to me, to a certain piece of land, which contains one square mile, on the tract known by the name of the "Ojo de Agua." (water Spring -); said piece of land I have voluntarily agreed in sale (to sell) - to Don Blas Piña, by virtue of sufficient consideration from the 22^d of the month of February of the year 1849; as is set forth in the adjoining Obligation (Bond) issued on this date referred to, in which the witnesses were: Don Juan Castañeda and Don Salvador Vallejo; at the same time I recognize the Title granted as (being) good and legal, and sufficient, for me in favor of the aforesaid Piña, which shows the boundaries and further requisites necessary, issued (conveyed) the 13th day of August 1850; said Document was written and by Don Juan Castañeda, and signed by me before the witnesses, Mariano Cardenas, José Altamirano and Rafael Narballe; and for the due evidence and security of the party interested, I give this before witnesses sufficient, at the place of Santa Rosa

(See page 20 of this Book)

on the 21st day of June 1855.

(Signed) Guadalupe + V. de West

Enc.

Witness:

José Berreyza.. "

Acknowledged (in English.) June 22. 1855.

Before William Ross, N.P.

Sonoma County.

Recorded

July 8. 1856.

Book B of Deeds, Page 197.-

"Translation :-
Book C. page 285..

" In the Pueblo of Sonoma, on the 13th day of June 1849, before me the First Alcalde of said place, there presented himself Dr. Juan Nepomuceno Padilla, and saith: That for himself, and in the name of his children, heirs, successors, and who among them might have title, voice and cause in manner whatsoever, he sells and gives in Real Sale, and perpetual alienation, by right of realty, for ever, to Mr. Don Juan Augustin Federico Heyermann, resident of this place, and to his (people) the rancho known by the name of "Roblar de la Misericordia," in quantity of Four "sitios de ganado mayor" (4. Span. Leagues.) which belong to him by possession and proprietorship, bounded on the East by the Rancho of Petaluma; on the North by Cotate, the actual property of Dr. Tomas O. Larkin; on the North West and West with (by lands of) Dr. Juan Biogot; and on the South with Dr. Bartolo Bojorgues, and Dr. Juan Miranda, as is shown by the title deeds of ownership which accompany this Writing, by which there appears that the Grantor is in possession and proprietorship; who declares: not to have sold it, nor mortgaged it; and that it is free from Taxes, Dues, Chaplain Fee, encumbrances, patronage, trust or other

gravamen expressed; And as such he
 sells it to him, with all its entries,
 outlets, buildings, uses, customs, gifts,
 rights of way, and further annexed
 things which he has had, has and
 belong to him, according to law; for
 Seven thousand Dollars (\$7000. ^{...}),
 as he himself confesses; And he
 renounces the Law 9, Title 1, Part
 5.; and also declares that it is
 the price and real value of the
 said land; and if it should be
 worth more, or might be worth ^(more)
 in large or small sum, he makes in
 favor of the purchaser, and of his
 heirs and successors, grace, and
 pure and perfect donation; and
 irrevocable, in sanity and further legal
 firmness. And he renounces the
 Law 2, title 1. l. 10, N.R. which
 treats of Contracts of Sale; bonds
 and other (matters) in which there
 might be lesion, in more or less of
 the half of the just price; And
 the four years which precede to
 petition (for) its revision or Supplement
 to its just value, which he gives as
 being past, as if they actually so
 were; and from this day forward
 for ever, he disempowers himself,
 quit. and apart, and his heirs and
 successors of the dominion, or
 Proprietaryship, possession, title,
 voice, recourse, and any other right
 whatever, which relates to the above
 mentioned land of "Roblar de la
 Miseria"; He cedes it, renounces
 it, and transfers it with the real actions,
 Personals; usages, mixtures, direct and

executive, in the buyer, and to who his
 (interest) may represent, that he may
 possess it, enjoy it, trade it, alien it,
 use it and dispose of it as he elects,
 as a thing his (own), acquired with
 legitimate and just title; and he
 confers unto him irrevocable power,
 with free, frank and liberal adminis-
 tration, and constitutes (him) Attorney-
 in-fact ("procurador") actor in his own
 cause; so that he may enter upon and
 take possession of said mentioned land,
 and provide to the real tenure and
 possession which by law he is entitled
 to; and in order that he may not
 need to take it (these writings). he
 asks me to give him an authorized
 Copy of this Writing, by which without
 further act of apprehension, or to
 have seen to take it, apprehended it,
 and transfer it; and in the meanwhile
 he constitutes himself his tenant,
 lessee, and possessor in legal form;
 and obligates himself that said land
 shall be certain, sure and effectively of
 the purchaser; And that no one will
 discommode him; nor will he (any one)
 bring suit against his property, nor will
 he appear against him with whatever
 gravamen; and in proof of the observance
 of all (matters) referred to, he obligates
 his person and goods (possessions) having
 and to have; and he confers ample power
 to the "Señores" Judges and Tribunals
 of the Nation, that they be informed
 of this transaction according to law;
 that they may "reward" (bring) it to its
 completion as by definite Decree of a
 competent Judge, that he pass in

authority as an adjudged matter, and
which consented to, and which as such
he receives it..

(signed) Juan N. Padilla..

Attest:

José de la Rosa.

Attest:

Joaquín Carrillo.

"

(Here follows Acknowledgement
in English, before L. W. T. Boggs. who
(does not state what his office is)
"at Sonoma, June 13. a. d. 1849.")

"Translation."
 Book C. page 251. -

seal "Pio Pico. Speaker Deacon of the Departmental Assembly, and Provisional Governor of the Californias:

Inasmuch as Don Ernesto Rufus, Mexican Citizen by naturalization, has presented (this should read "pretendido", claimed) for his personal benefit the tract named Rancho de German, on the frontier of Sonoma, of the North of this Department, and above the Establishment (settlement) of Ross. (Fort Ross.) which the Russians occupy; first having been practiced the verifications thereto. I order by the powers conferred to me, in the name of the Mexican Nation, I come by decree of this day to concede to him the above named lands, declaring it to be his property by these present Letters, in conformity with the law of 18th August 1824; and the Regulation of 21st Novr 1824, reserving the approval of the Excellent Departmental Assembly, under the following conditions:

1st He may fence it in without prejudice to the passages, roadways or rights of way; he may make free and exclusive use thereof; setting it apart to his use and cultivation which may best suit him. -

2nd He shall demand of the respective Judge to give him judicial possession, by virtue of this Dispatch. By it shall be laid out the boundaries and the requisite monuments. -

3rd The land of which donation (grant) is made to him is just five "sitios de ganado mayor" (5. Span. Leagues).

The Judge who shall place him in possession shall have it measured, conformably to the Ordinance; and the surplus shall revert to the Nation (Government) for the most convenient uses.

In consequence I order that this title be held valid, and be recorded in the respective Book; and that to the party at interest it be delivered (a copy) for his security and further ends.

Given in the City of Los Angeles on this common paper for want of stamped paper. on the 8th day of April 1846.

(Signed) Pio Pico. - "

Not Acknowledged.
No Entry of Record.

*"Tamales" -**"Translation" -**Book C, page 282. -*

"In the Pueblo of Sonoma on the 24th day of June in the year 1849, before me, First Judge of said place, there presented himself Juan Padilla, resident of this Pueblo, and saith: That for himself and in the name of his children, heirs, successors, or whosoever of them may have title, voice or cause in whatever manner, he sells and gives for sale publicly and perpetual alienation by right of Estate for ever, to Messrs. Jesus Molina, and Felix Berreyega, neighbors of the said his Rancho, the Pocket of Tamales, the quantity of Five "Sitios de ganado mayor" (5 span. leagues), and the Camp outfit, horned Cattle and horses, with exception of the tame (broken) animals of his property, which belong to him by possession and proprietorship; Bounded on the West by the Sea (waters) of the Bay of the Port of Bodega, - On the East by the "Sitio" (tract) of Dr. Bartola Bojorgues, to the Two Rocks, on the North by the Rancho of Dr. Juan Viaget (should read: Viojet); and on the South by the Estuary of Tamales, as it appears by the Title Deeds which accompany this Writing; by it appears that the possession and proprietorship is (vested) in the Grantor, who declares and assures that he has not sold it, nor encumbered it, and that it is free from Taxes, assessments, Chaplain fees, obligations,

Patronage, Protection, and other gravamen, expressed,

And as such he sells it unto them with all its entries and outlets, buildings, uses, Customs, gifts and rights of way, and other things which he has had, has (now) - and that belong to him by law, for Eight Thousand Five hundred Dollars, which he has received enumerated in small (in small instalments), as he himself confessed, and he renounces the Law Nine, Title 1st, Part 5th, and furthermore declares that the just price and real value of the said Rancho and camp outfit, horned Cattle, and horses, is eight thousand five hundred Dollars, and in case that they should be worth more, or might be worth more, in large or small sum, he makes over (the same) in favor of the purchasers and their heirs and successors, grace and donation pure, only, perfect and irrevocable, in whole and further legal firmness; and he renounces the Law 2, Title 1. L. 10. N.R., which treats of Deeds of Sale, Bargain and other in lesion, more or less of the half of the just price; and the four years which elapse, to pray for the revision or supplement of its just value; which he gives (out) as being past, as if they actually were, and from to-day henceforth for ever, he disempowers himself (as) quit and apart from (it), and his heirs, of the domain, or proprietorship, possession, title, voice, recourse, and whatever other right which belongs to said land, the "Bolsa de Tamales";

He cedes it, renounces it, he transfers with the real actions, personals, usco, mixtures, secure and effective, without any one disquieting them; and should bring suit against his property, by which he should appear, any kind of gravamen, and in proof of which such observance of all the (above) referred; he obligates his person and property, had and having, and he confers unto the Judges and Tribunals of the Nation, ample power, who shall know of this transaction according to Law, that they may bring it to its completion, as by a definite Decree of Judge competent, just by authority as an adjudged matter ^{and} contained..

And that these Presents may have force and validity in regard to the corresponding (matters) he signs it before the Judge of this place, and (before) Witnesses:

(Signed) Juan N. Padilla.

Attest:

(Signed) Alberto G. ...

Sgt. Berrellez ...

Acknowledged in English before
L.W. Boggs, Sonoma 26th June 1849.

No Record stated..

"Translation."

Book C. page 281.

Separate Decree
"Pio Pico, Constitutional Governor of the Department of the Californias: Inasmuch as the Citizen Juan Nepomuceno Padilla, has petitioned for his personal benefit, and for his family, the land known by the name of "Bolsa de Tamales" in the Jurisdiction of Sonoma; first having been practiced the verifications and the diligencias concerning it; making use of the faculties (powers) with which I find myself authorized by the Supreme Government: in the name of the Mexican Nation, I have come by Decree of this day, to concede unto him the said land, in conformity with the Law of 18. August 1824, and the Regulation of 21. November 1828, with the reserve of the Approval of the Excellent Departmental Assembly, and under the following conditions:

1st He may fence it in, without prejudice to the passage ways, roads, and rights of way; he shall freely and exclusively enjoy it, setting it apart to his use and cultivation which may best suit him. -

2nd He shall demand of the respective Judge to give him judicial possession, by virtue of this Dispatch, by which there shall be laid out the boundaries, with the respective monuments. -

3rd The land of which donation is made to him, is five "sitios de ganado mayor". (5. span. leagues.) and is bounded

on the East by the "sitio" (tract) of Dr. Bartolo Pajorguez, to the Two Rocks, on the West by the Bay of Bodega, and Estuary of Tamales; on the North by the Rancho of Dr. Juan Pinget; and on the South by a small arm of the Estuary of Tamales, which runs from W. to E. -

The Judge who shall give the possession, will have it measured off, in conformity with the Ordinance. -

In consequence I order that the present title shall be held as firm and valid; that it be recorded in the corresponding Book; and that it be delivered to the party in interest for his security and further ends. -

Given on common paper for want of stamped paper, in the City of Los Angeles on the 12th. February 1846.

(signed) Pio Pico. -

José Matías Moreno, Secy.

This Superior Dispatch has been recorded in the respective Book. -

(signed) Moreno, Secy. - "

"Translation."

Book C. page 45.

"Third Seal, One Docean."

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844 and 1845.

(Signed) Micheltorena.

Pablo de la Guerra.

Manuel Micheltorena, Brigadier General of the Mexican Army, adjutant General of the 'mayor plane' of the same, Governor Commander General, and Inspector of the Department of the Californias:

Inasmuch as George de la Concepcion Yount, Mexican by naturalization, has claimed the extension of one "sitio de ganado mayor" (1.25 leagues) in the Mountains adjoining his rancho named La Jota, and having been practiced the diligencies and verifications concerning it, as is required by the laws and regulations, making use of the faculties conferred upon me, in the name of the Mexican Nation, I have come to Concede to him one "sitio de ganado mayor" (1 span league of land.) in the said Mountains, subject to the approval of the Departmental Assembly, and under the following conditions:

1st. He shall not sell it, nor mortgage the land which is granted to him, nor place any lien thereon, or other encumbrances whatsoever, and shall prevent the cutting of

timber to the Parties adjoining; nor to the neighbors of any adjoining settlement.

2nd. He may fence it in without prejudice to the roadways, roads or rights of way; he may make use thereof freely, setting it apart for the object for which he has claimed it.

3rd. He shall demand of the respective Judge to give him judicial possession, by virtue of this Dispatch, by which there shall be marked off the boundaries of its limits, in which there shall be placed monuments.

4th. If he should contravene with these conditions, he shall lose his right (thereto) to the Land, and it may be denounced by others.

In consequence I order that these presents may serve him as a title; that it be recorded in the proper Book, and that it be delivered to the Party in interest for his keeping and other purposes.

Monterey 23^d October 1843.

(signed) Manuel Micheltoena.

Manuel Jimeno, Secretary.

This Dispatch is recorded in the respective Book on page 2 of the Book of this year.

(signed) Jimeno.

(annexed is a Map showing above Property)

"Translation."
Book C. page 25.-

"Third Seal. One Dollar.-

Provisionally habilitated by the
Maritime Custom House of the Port
of Monterey, in the Department of
the Californias, for the years 1844,
and 1845.-

(signed) Micheltorena.-

Pabalo de la Guerra.-

California Sept. 23^d 1845.-

(Seal.)

(Here follows Agreement in
English between E. T. Bale and wife
with Marignaccia to sell &c. "

"Translation."
Book C, page 5.

"Know all men by these presents, that I, Nicolas Higera, and my wife, Maria Antonio Vasquez, of the District of Sonoma, and the Territory of Upper California, for and in consideration of the sum of six hundred Dollars, silver coin, to me in hand paid, receipt of which I hereby acknowledge:-

And I this day have sold to Mateo Filliam of the same territory and to his heirs and successors, for ever, a certain quantity of land, being and situate in the District and Territory above named, in the Valley of Napa, containing more or less a square mile of land, in the region known as the "Picon de los Carneros" beginning at the Wagon road, and ending at the point of the hill at the East.-

To have and to hold the same with all its appurtenances, privileges belonging to said land for ever, to the said Mateo Filliam and his heirs for ever.- The said Nicolas Higera and his wife for themselves, their heirs and successors, to whom it is (sold), (word indistinct) and with Mateo Filliam his heirs and successors to guarantee and forever defend the title to said land, against the charges, expenses or claims of all and every person or persons, which might claim or which want to claim.-

In Witness Whereof the said
 Nicolas Nigera and his wife
 Maria Antonia, have herunto
 set their hands and seals on the 13th
 day of November 1847.

(Signed) Nicolas ^{his} Nigera. (Seal)

mark

Maria ^{her} + Antonia Vasquez. (Seal)

mark

Acknowledged (in English)
 before L. W. Boggs, Alcalde.
 "same date."

Power of Attorney."Translation."

Book E, Page 202.

Rancho Cabeza de Santa Rosa

"By these Presents I give the most ample power and faculties to Don Joaquin Carrillo; that for me and in my name during my absence from the Rancho of Santa Rosa, he may administer and govern my interests, in the most advantageous manner, so that he may receive moneys and products of the field, Cattle of all kinds; make sales of the same; all at its best price and disposition; giving me due account of what is done; in fine to do that which belongs to my possessions, whatever they may be, belonging to the said Rancho of Santa Rosa, and which I have received by right of realty; - All that I myself could do, trade or dispose (of -) I offering (agreeing -) from now on to approve and give as well done, by the said my Attorney - in - fact, with respect to my possessions above stated. -

And I sign it in presence of Witnesses, in Sonoma, County of Sonoma, on the seventh of October of the year 1850. -

(Signed) Juana Carrillo. -

Witnesses:

Salvador Vallejo.

Federico G. Reeger.

Acknowledged (in English) Oct 8, 1850.
Before A. B. Butler, Deputy Recorder
of Sonoma County. -

"Translation,"

Book E, page 191. -

"First Justice's Court of Sonoma:
Sonoma of the Alta California;
On the twentieth day of the month
of August of the year one thousand
eight hundred and forty-one,
Before me, the Constitutional Alcalde,
and Witnesses, the Señores Don
Mariano Guadalupe Vallejo,
and Don German Piña, Said:

That the first finding himself
with a large quantity of mares;
and wishing to favor the second
(party) and himself augment the
number of them, and legally result-
ing to both a benefit, deliberately
(in) form by common consent, a
partnership; and that it may
have effect in the best way and
form that is had in Law.

Declare that they make and estab-
lish a partnership for the time,
and with the following circumstances:

First: That this Partnership
shall last Ten years, That it shall
begin to be reckoned from the
first of September next; and
it shall end until the same month
of the year one thousand eight hun-
-red and fifty-one; and during it
(that time) they shall not be able
to dissolve, nor separate themselves
from it the Parties (to this Agreement)
under no pretext nor motive which
may not be just and legal; nor
transfer to other strangers (outsiders)
the right which he has in it, without

expressly in of this Agreement; but if one of them without Cause should wish to separate (retire) he has to pay to the other the damage which may justify irrevocably, in conformity to the Justice who may assist him.

Second: That Don German Piña will take to his Rancho, one hundred mares, or what is the same, four "manadas" (herd of mares) of twenty-five mares each, with their Stallion, father for each, he shall take care of them under his responsibility, all the time that this Partnership lasts, and from the increase one half shall be his; and the other (half) he shall religiously deliver to Señor Vallejo.

Third: That Señor Piña shall deliver to Señor Vallejo, if he demands the necessary quantity of Colts that he may need of the part that Corresponds (is coming) to him, keeping record and account of all.

Fourth: At the end of the time (term) there shall be delivered to Señor Don Gupe Vallejo, entire, the principal of which are the four "manadas"; and the product of the increase, the other half to go to Señor Piña.

With which qualities and Conditions both Contracting parties establish this Partnership, and obligate themselves to observe exactly and respectively whatever in this Writing and its Chapters may be contained, and not to stray from them, nor claim the same impartially; and

if they did do so, they will not be admitted by whosoever it might be of them; And for the better accomplishment the forfeit of One thousand hard Dollars is imposed, in which from now henceforth they give themselves as adjudged (condemned in the Original), nor further sentence nor declaration however many times they may Contravene to the Agreement, and what may have been paid, or not, it shall nevertheless be placed on actual Debits; and that at the same time it shall be shown to have been approved, to which ends they make it formal with all firmness (validity) by established rights, to its validity, and to it they obligate their persons and possessions, furniture, roots, had and to have, &c. Signing this (Agreement) with those who attest (it), of which give faith.

(Signed) Mariano G^{ra} Vallejo.
German Piña.

Before me, José de la Rosa, Attest:
Victor Prudon, Attestant. "

Not Acknowledged.

*Agreement &
Bond for a Deed
+ Agua Caliente*
"Translation."

Book E, page 130.

" Agreement made between the Señores Don Mari: G. Vallejo and Don Andres Heppner, which contains the following Articles:

1st The Señor Heppner solemnly agrees to teach Señor Vallejo and his present family, to play the Piano with the science of the art, giving music lessons for at least five years, or more if it should be necessary, unto the complete instruction of the boys and girls.

2nd The Señor Vallejo also agrees to give to Señor Heppner a Title (Deed) to the tract of "Agua Caliente", bought of D. Lazaro Piña, of the quantity of two and one half leagues in length, by one quarter of a league in width, as soon as said Señor Heppner shall have religiously and fully complied with the stipulation contained in the foregoing Article; Señor Vallejo now obligating himself to give unto Señor Heppner a provisional document so as to enable him to undertake some work of agriculture, and build the house &c., with the sure understanding that if any one of the two parties (hereto) should not comply with their agreements, then this Agreement shall be null (and void) in all its parts.

Sonoma, 24 March 1846.

(signed) M. G. Vallejo.

A. Heppner.

Witness:

Witness:

Salvador Vallejo
Witness.
Juan N. Padilla.

Cayetano Juarez.
Witness.
V. Prudon.

Note: Not acknowledged.
Recorded (in English) Augt 8. 1850
Sonoma County Records.

"Translation."

Book E, page 170.

"Joaquin Carrillo, Second Justice of the Peace, Proprietor, of the Pueblo of Sonoma:

"Inasmuch as Jose Santos Berreyez a Mexican Citizen by birth, has claimed for his personal benefit, the Lot which lies on the East of this Pueblo, occupied (containing) a vineyard, which is left abandoned totally, to build a house &c., and at the same time cultivate said vineyard; Having first practiced the verifications, concerning (it), according to the ordinances and regulations of the matter, I have come to concede unto them the (above) mentioned Lot, and under the following conditions:

1st. Inside of a year he shall build a house, or at least the whole Lot shall be fenced in, which comprises said vineyard. —

2nd. The above mentioned Lot is that upon which at present is situated the said Vineyard, and is 200 Varas wide by 300 in length, for which concession he has paid the fees as are established, to the Municipality, being recorded in the Corresponding Book, and delivering this present Document to the Party in interest, for his safekeeping and security of this Concession. —

Given at Sonoma on 30. March 1846.

(signed) Joaquin Carrillo.

Attest:

attest:

Jesus M. Gallegos. — Nsario Berreyez.

Recorded in the corresponding
Book at page five, Date "at supra".

Record Entry in English.—

"Translation"
Book E, page 167.

"Title (ced) in favor of Santiago Berreyeza and his heirs by José Santos Berreyeza, and family.

Say I: José de los Santos Berreyeza, that in all form and forever, I renounce a mile of land, a little more or less, comprised from (within) the "Parteguelo," known by the name of "Pullir," to the hills on leaving the "Agua Caliente," belonging to the tract of this name, with the consent of my family, for the value (sum) of Three hundred Dollars in Silver, to Santiago Berreyeza, and unto his heirs forever; and in case of any question of suit against the buyer, the seller will go to his defense, and at his expense he will take such steps as may be necessary, until he leaves the buyer and his (fcks) in the peaceable possession of their rights; and in the last (named) case it shall devolve upon the second (party) another parcel of land of one mile, a little more or less; at least equal to the first, in all its circumstances, or he will pay back the amount received, and will pay at just price all the improvements which the said buyer may have caused to be made upon the said land.

And that this may hold and have the necessary force, I sign it before the second Judge of this Pueblo of Sonoma, on February 8, 1848

(Signed) José S. Berreyesa.

In English as follows:

"The signature proved before me,
Given under my hand at Office
in Sonoma, this 8th day of February
A.D. 1848. -

Andres Hoepfner

2nd Alcalde. -

"Translation"
Book E, page 57.

To the Most Excellent Señor Governor of Alta California, Don Juan B. Alvarado.

The undersigned, Jacobo P. Leese, and Salvador Vallejo, say before your Excellency, in the best form:

That considering that the outlays (disbursements) of the Income of the County, can not suffice, so that your Excellency may refund (satisfy) our disbursements made by your order which we made in Launches, transportation of Troops, Mail and other services, although personal, which we rendered in this place, in Santa Clara, San Jose, Sonoma and San Rafael, for the public tranquility, we have found it expedient to make a Treaty with the Commander of "Raso" (Fort Ross) Don Pedro Kostromitinoff, to build some houses, Stores (or warehouse) and (a) Wharf, for the use of its commerce, in this place; and being in want of two Lots, for said buildings, we petition your Excellency to Concede to us two Lots of one hundred Varas each, at the place known as the "Desembarcadero" of the "Yerba Buena" (now San Francisco)

(Not in Sonoma County. but owned by two Sonoma Parties. -)

"Translation."Book E, page 47.

"On the Pueblo of Sonoma, of the Alta California, on the 15th day of the Month of June, 1844, I, the undersigned, certify and declare, in the best form, that is according to Law, That for myself, and in the name of my children, heirs and successors, and who among them may have title, voice and cause; I sell, and give in sale, real, and by right of realty, for ever, To Don Marcos Baco, also resident of this Pueblo, and to his (people) a House situated on the Corner of the principal Street (Main Street) of the "Embarcadero", with a Lot of 50 Varas front, and 109₂ in depth; for (the sum of) Two Hundred and fifty Mexican Dollars, which I have received in enumerated Coin; for which I deliver unto him this present Document, with the corresponding Title, which properly belongs to me by Proprietaryship of real Estate.

And for the proper ends I sign it in the above mentioned Pueblo on the day, month and year, (does not say as above.)

(signed) Cayetano Juarez. -
Witness:

Victor Prudon. -

Not acknowledged.

Recorded

June 20. 1850.

"Translation."

Book E, page 47..

Director of Colonization of the frontier of the North of Alta California..

"Inasmuch as Don Cayetano Joarez resident of this Pueblo, has claimed by solicitation on the third of January of the present year a Lot to build thereon his house, on one of the sides of this principal Plaza, in conformity with the faculties which for the same have been confirmed to me by the Superiority (Government-), I have come to concede unto him in ownership by these present Letters, the above mentioned Lot, under the following conditions:

1st That within one year he shall build a house, fence in the Lot, and shall inhabit it, (reside thereon-).

2nd He shall be subject to the survey made of this new settlement, and (to the) further relative Police Regulations..

3rd The Lot of which mention is made is the one designated by the number 51, and contains fifty Castilian Varas in front, and one hundred and nine in depth, on the principal Street of the "Embarcadero."

4th If he should contravene to the aforesaid conditions, he shall lose his right to the above mentioned Lot, which (then) may be denounced by others..

Given at Sonoma on the fourth
day of the Month of January 1833
(signed) Mariano G. Vallejo. -

Recorded in the Book of Registry at
Page 3. - Date "ut supra". -

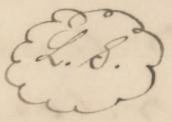
Not acknowledged - not
necessary at that date. -

No Record stated. -

=====

"Translation."
Book II, page 46.

" Pío Pico, Speaker Deacon of the Departmental Assembly, and Provisional Governor of the Californias:

"  Inasmuch as Don Santiago Black has claimed for his personal benefit, and that of his family, the land known by the name of Jorive, having previously practiced the verifications concerning (it), making use of the faculties which have been conferred to me in the name of the Mexican Nation, I have come by Decree of this day to Concede unto him the said land, declaring it to be his property by the present Letters, in conformity with the Law of 18th August 1824, with reserve of (the approval) of the Departmental Assembly, and under the following conditions:

1st He may fence it in without prejudice to the ways, roads and rights of way, he shall enjoy it freely and exclusively, setting it apart to the use and cultivation, which may best suit him.

2nd He shall demand from the respective Judge to give him judicial possession by virtue of this Dispatch, by which the boundaries shall be marked:

3rd The land of which donation is made unto him, is of the extent of Two and one half "sitios de ganado

mayor" (2½ leagues), a little more or less, as is explained by the "diseño" (Plan) which is set forth in the "Expediente";

The Judge who may put him in possession shall have it measured in conformity with the Ordinance.

In consequence I order that the present Title be held as firm and valid; that it be recorded in the corresponding book, and it (the Title) be delivered to the party at interest for his safekeeping and further ends.

Given at the City of Los Angeles on this Common Paper, because we have none stamped, on the 5th of February 1846.

(Signed) Pio Pico.

José M^{te} Covarrubias, Secy.

"This Title is recorded in the respective Book. — Covarrubias. —"

"Translation"
Book E, page 17.

"In the Pueblo of Sonoma of the Alta California, on the 22^d day of the month of February, in the year 1849; For and in consideration of the sum of Five hundred Dollars, which I have received in enumerated Coin, from Señor Don Salvador Vallejo, I say: That I sell unto him Two miles of land (square miles) of (the) six hundred and forty acres (640) of the land known by the name of Yulupa; bounded by the tract of Santa Rosa in the Cañada (gulch) which descends from the Corte de Madera, beginning at the Tularcito, towards said tract of Santa Rosa, which lands belong to me by legitimate Proprietorship, and were conceded by the Departmental Government of this Territory to Don Miguel Alvarado in legal form, which two miles I sell,cede and transfer, all my rights, to Señor Don Salvador Vallejo, guaranteeing to him the ownership of said land by these presents, in the form as provided by law in similar cases. The Witnesses being those who (here) subscribe..

(Signed) M. G. Vallejo.

Witness:

A. C. McDonald.

Witness:

E. Frisbie.

Acknowledged (in English) Feb'y. 29. 1849
before L. W. Boggs, at Sonoma. (not a Notary)
(does not state what office he held.)

"Translation" -
Book E. page 16. -

"In the Pueblo of Sonoma of the Alta California, on the 22nd day of the Month of February 1849, for and in consideration of the sum of Two thousand Dollars, which I have received in enumerated Coin, from Don Salvador Vallejo, I say that I sell unto him the land of my property between the Arroyo (of) Alamos, boundary of Don Juan Wilson and the Swamp, boundary of Santa Rosa on the East of said Rancho, comprising in said land all the space (tract) of land between the two (above) mentioned boundaries, which lands belong to me by legitimate proprietorship, and were conceded by the Departmental Government of this Territory in legal form, which land I sell, grant and transfer all my rights to Señor Don Salvador Vallejo, guaranteeing unto him the ownership of said land by these Presents, in the form provided by Law in similar cases, the witnesses being the gentlemen who subscribe (hereunder)

(Signed)

Witness:

José Vallejo.

(Signed) Joaquin Carrillo. -

Witness:

Anto Davila. "

Not Acknowledged. -

Transcription.
Book F. page 40.

"First Seal. Eight Dollars.

Provisionally habilitated by the
Maritime Custom House of the
Port of Monterey, in the Department
of the Californias, for the year 1843.
(signed) Micheltorena.

Manuel Castañares.

Maritime Custom House of Monterey.

Manuel Micheltorena, Brigadier General of the Mexican Army, Adjutant General of the Plane, Major of the same; Governor, Commandant General, and Inspector of the Department of Californias.

Inasmuch as Col. Don Mariano G. Vallejo has claimed for his personal benefit, and that of his family, the land known by the name of Petaluma, bounded on the South by the Estuary of Olompali; on the North and East by Sonoma River, Agua Caliente and Guilucos; and on the West by the hills of Roblar de la Miseria; previously having practiced the diligencies and verifications concerning, according, as disposed by laws and regulations; making use of the faculties which are conferred to me in the name of the Mexican Nation, I have come to concede to him the (above) mentioned land, declaring it to be his property by the present Letters; subject to the

approval of the Most Excellent Departmental Board, and under the following conditions:

1st He may fence it in without prejudice to the ways, roads and rights of way, he shall enjoy it freely and exclusively, setting it apart to the use and cultivation as may best suit him.

2nd He shall demand of the respective Judge to give him judicial possession by virtue of this Dispatch by which the boundaries shall be laid out; in which boundaries, besides the monuments, he shall set out some fruit trees, or wild (native) ones of some utility.

3rd The land of which donation is made is Ten "sitios de ganado mayor" (10 Span. leagues), a little more or less - as is explained in the Plat which runs annexed to the respective "Expediente".

The Judge who may give possession shall have it measured, according to Ordinance, the surplus which may result to be (revert) to the Nation, for the convenient uses.

4th If he should contravene these conditions, he shall lose his right to the land, and it may be denounced by others.

In consequence I order that the Present may serve him as a Title (Deed), and that it be held as firm and valid; That it be recorded in the respective Book, and that it be delivered to the interested party.

for his safekeeping and further ends.-
 Given at Monterey on October
 22. 1843.-

(Signed) Manuel Micheltoena.

Manuel Jimeno, Secretary.-

Recorded in the respective Book
 on page 1, of Book 2.-

(Signed) Jimeno. "

Not Acknowledged.-

"Izabaco Rancho,--

"Translation."

Book I, Page 10.

"First Seal Eight Dollars.--

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844 and 1845.:

(signed) Micheltorena.--

Pablo de la Guerra.--

Copy: Seal fourth, Two reales.

Habilitated provisionally by Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1843.--

(signed) Micheltorena.--

Manuel Castañares.:

Manuel Micheltorena, Brigadier General of the Mexican Army; Governor and General Commandant of the Department of the Californias.

Inasmuch as the Citizen German Piña has claimed for his benefit and that of his family, the land known by the name of Izabaco, bounded on the South with Don Henrique Fische (Fitch), and on the North, East and West by the Mountains first having practiced the diligences and verifications thereto belonging, according to the Laws and Regulations; making use of the faculties which have been conferred to me in the name of the Mexican Nation, I have come to concede unto

him the (above) mentioned land, declaring it to be his property by these Present Letters, being Subject to the approval of the Most Excellent Departmental Board, and to the following Conditions:

1st He may fence it in without prejudice to the ways, roads and rights of way; he shall enjoy it freely and exclusively, setting it apart to the use and cultivation as may best suit him; But within a year he shall build a house, and it shall be inhabited.

2nd He shall solicit from the respective Judge to give him judicial possession, by virtue of this Dispatch, by which the boundaries shall be laid out, within which boundaries, aside from the monuments, he shall set out some fruit trees, and wild (native) trees of some use;

The Judge who may give the possession, shall have it measured in conformity to the Ordinance, the surplus which may result reverting to the Nation, for the concerning uses.

3rd The land of which donation is made is of Four "sitios de ganado mayor", (4 Span. leagues), a little more or less, as is explained on the Plat which runs with the respective "Especiente".

4th If he should Contravene to these Conditions, he shall lose his right to the land, and it may (then) be denounced by others.

In consequence I order that this Title be held firm and valid,

that it be recorded in the Book of Adjudications of vacant lands;—and that it be delivered to the interested party, for his safekeeping and further ends.—

Given at Monterey on the 14th day of October 1843.—

(signed) Manuel Micheltorena.

Manuel Jimeno, Secretary.—

This Dispatch is recorded in the respective Book on page 1 of Book 2.

(signed) Jimeno.—

It is a Copy of the Original which he presented to me, and which I returned to the interested party; and it is placed upon the Archives of this First Justice Court in my charge.—

Sonoma, August 10. 1845.—

(signed) José de la Rosa.

First Alcalde.—

"Copy".

He that subscribes, Secretary of the Departmental Government of the Californias, certifies:

That the "diseño" (Plan) which is shown on the preceding page, is equal (to that of) the Original, which exists in the aforesaid Secretary's Office.—

(signed) Manuel Jimeno.—

Furthermore: For want of corresponding (stamped) paper, this Present was extended on this Common (paper) Date "ut supra".

(signed) Jimeno.—

It is a Copy of the original that was presented to me by, and which I returned to the interested party, and it remains in the First Justice's Court in my charge.—

Sonoma, August 10. 1845.
(signed) José de la Rosa,
First Alcalde. "

Not acknowledged.

"Translation."Book I, Page 27. -

" The undersigned who subscribe this Document, Juan Castañeda and N. Conrad, agree: the second (Party) to take for his Account and risk, the house of the first, on the Principal Plaza of this City of Sonoma, and to make it one story high, with Corridors and verandahs in front and rear, which building shall be of Adobe, and all the outlays until its completion shall be for account of Señor Conrad, with the condition that (he) the same shall live in said house after it is finished four months; that is to say, until the last of April of 1851. at which time Castañeda will pay him all the expenses of building, which Conrad shall deliver in good condition, with the Account of its import legalized; with the understanding that if at the expiration of this term, Castañeda should want the house, he shall give notice to Conrad one month before; and if before or afterwards Castañeda should want to sell it, he shall give the preference to Conrad, in the sale, for the same as others may offer him. -

And thus having agreed, both signed it at Sonoma, on September 18. 1850. -

(Signed) Juan de Castañeda.
N. Conrad. Ernest Rufus, P.S. "

For all expenses that Juan Castañeda is to pay, as above mentioned

and which will be about (nearly) 500.
dollars or more, Juan Castañeda
mortgaged said house, as security for
the outlays of Henrique Conrad,
and the one hundred and fifty
Dollars, which he owes in particular.
Sonoma, October 25. 1850.

(Signed):

Ernest Rufus. Juan Castañeda
H. Conrad. "

Acknowledged, in English. Novi. 23. 1850.
by both Parties, before W. M. Boggs,
Recorder Sonoma County.

"Translation."
Book F, page 40.

" Pío Pico, Governor ad interim of the Department of the Californias, The most Excellent, Departmental Assembly in to. day's session, has granted the following:

" The Concession made by the Superior Government of the Department by free title is approved, under date of 22^d of October 1843, in favor of the Citizen Mariano G. Vallejo, of Ten "sitios de ganado mayor" (10 Span. leagues) in the tract by the name of Petaluma, adjoining the settlement (village) of Sonoma, with entire conformity to the Law of 18th August 1824, and the Article 5 of the Regulation of 21. November 1828. - "

And for the safeguard on the part of Don Mariano G. Vallejo, I thus make it known. -

Given at the City of Los Angeles on this common paper, for want of stamped (paper) on September 26. 1843

(signed) Pío Pico. -

José M. Covarrubias, Secretary

Not Acknowledged..

No recording shown. -

"Translation".

Book F. page 41.-

"Third Seal - two reales.

For the years 1826 and 1827.-

Valid for the years 1828 and 1829.-

Valid for the years 1830 and 1831.-

Valid for the years 1836 and 1837.-

Valid for the years 1838 and 1839.-

In the Pueblo of Sonoma of the Alta California on the 4th day of the month of December of 1839, before me, the Captain Don Salvador Vallejo, Military Commandant, exercising the Civil Jurisdiction, and witnesses, Don Lazaro Piña, resident of said Pueblo, said: That for himself and in the name of his heirs and successors, and who among them may have title, voice and cause, in whatsoever manner, he sells and gives in Sale, real and for actual alienation by right of realty, for ever, to Señor Don Mariano G. Vallejo, also resident of the same Pueblo of Sonoma, and to his (family) the land of the Agua Caliente, in quantity of two and one half leagues in length, by one fourth - in width, a little more or less, as is explained by the Title which is annexed to this writing, which belong to him by possession and proprietorship, bounded by the Guilocas, Petaluma, the village of Sonoma, and the Mountains on the North, as is shown by said Titles of respective holdings, by which to him correspond the

Possession and Proprietorship, to the Grantor, who declares and guarantees not to have sold it, nor mortgaged it, and that it is free from Taxes, memories, Chaplain's fees, debits, Patronage, trust, or of other gravamen, in Perpetuity, temporal, special, general, tacit and expresse, and as such he sells it to him, with all its entries, outlets, buildings, uses, customs, gifts, rights of way, and further annexed things which he has had, has, and belong to him, according to law.

For Two thousand Dollars, which he has received in hard dollars - and moveable goods, these last having been delivered by Francisco Jalapa, which he himself Confesses to have received, half for half, And he renounces the Law 9, Title 1, Part 5^a, and at the same time declares that the just price and true value of the (above) referred to land, is the above said sum of two thousand Dollars, and that it is not worth more, if he should have found any one to give as much for it, And should it be worth more, or might be worth more, the excess in small or large sum, he makes in favor of the Purchaser, and of his heirs and successors, grace and donation, pure, perfect and irrevocable in sanity with insinuation and further legal firmness. - And he renounces the Law 2, Title 1, L. 10. N.R. which treats of Contracts of Sale, Bargains and of others (matters) - in which there may be lesion, in more or less of the half

of the just price, and the four years which prefine, to demand its revision, or supplement, as to its just value, which he gives as being passed, as if in effect they were.. And from to-day henceforth forever he disempowers himself for all time, desists, leaves and sets aside, and to his heirs and successors, of the Dominion or Property, Possession, title, voice, recourse, and whatever other rights which appertain to the said described land of the Agua Caliente;

He cedes it, renounces it, transfers all real and personal actions, uses, mixtures, direct and effective to the purchaser, and who his (interests) may represent, that he may possess it, enjoy it, trade it off, mortgage it, and use it, and dispose of it to his election, as a thing of his own, acquired by legitimate and just title. And he confers unto him irrevocable power, with free, frank and general administration, and constitutes (him) Attorney-in-fact, actor in own Cause, that by his authority he may enter and possess himself of the named (viz) land; and (that) he may prescind the real tenure and possession which by law corresponds to him; And that he may not take it (the title deed) he asks of me to give him a Copy of this Writing, with which, without any other act of apprehension, it is to be considered as having been taken, apprehended and transferred to him; and in the

meanwhile he constitutes himself tenant holder and precarious possessor in legal form.. And he obligates himself that said land be certain, sure and effectively to the purchaser, and no person shall disturb him, nor shall they bring suit against his property, possession, enjoyment and use; nor shall there against it not appear any gravamen whatsoever, and should he be disturbed, moved, or to appear as soon as the grantor and his heirs, (and) Successors shall be notified, according to law, they will set forth in his defense, and they will follow it at their expenses, and to his (people) in its free use, and quiet and pacific possession; and if not able to accomplish it, they will give him another (tract of land is here implied) of equal value, in buildings, tracts, sales and commodities, and in its defect they will restitute unto him the sum that he has paid, the improvements, tools, precise and voluntary which at the time it may have, at the greatest value and estimate, which in time it may have acquired and all the Costs, expenses, damages interests or diminution, which may follow it and be "prayed for"; by all of which there shall be ability to execute alone by virtue of this Writing and oath of him that possesses it (the land.) or whoever may represent him who may defer its import, and relieve him of further proofs..

And for the observance of all the

(matters) referred to, he obligates his person, and goods, had and to have, and he confers ample power to the Señores Judges and Tribunals of of the Nation, that they shall know of this transaction, according to law, that they may decree thereon at its completion, as by judgment definite by competent Judge, passing into authority as a matter adjudged and consented (to), which as such he receives it.

(Signed) Lazaro Piña.

Before me:

(Signed) Salvador Vallejo.

Attest:

attest:

Cayetano Juarez.

Francisco Jalape.

(Signed) Miguel Alvarado.

Juan N. Padilla. "

(Not acknowledged.)

*"Translation."**Book F. page 42.*

X

"First Seal - Eight Dollars."

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844 and 1845.

*(signed). Micheltorena.**Pablo de la Guerra.**Maritime Custom House of Monterey.*

Manuel Micheltorena, Brigadier General of the Mexican Army; Adjutant General of the Plane; Major of the same; Governor Commander, General, and Inspector of the Department of Californias.

Inasmuch as the Señor Colonel Don Mariano G. Vallejo, has made present to this Government, by petition of 19th inst., that in addition to the Ten "sitios de ganado mayor" (10. span. leagues.) which have been conceded to him in the tract of Petaluma marked and recognized, from the River of Sonoma, to the Estuary of Hornpali and Cantua Wells, there results a surplus of Land, included in the original "diseno" (Plat.) which exists in the Office of the Secretary of this Government, Five "sitios" (5. leagues); and in consideration of the sum of Two Thousand Dollars, which he offers from (out) of his pay ("salary"), coming at the time when he filled (the office of) the Commandary General of this

Department, and for services rendered to the "Patria" (Native Country), first having practiced the diligencies and verifications concerning (it), and with all conformity to the laws of the matter; I have come to Concede unto him in Proprietorship by these present Letters, in the name of the Mexican Nation, the (above) mentioned quantity of "sitios", which he solicits, by virtue of the authority vested in me, and under the following conditions:

1st He may fence it in, and set it apart for the use that most may suit him, without prejudice to the ways, roads and rights of way.

2nd The land of which mention is made, shall not pass the limits which have until now been recognized, as of Petaluma, marked upon the respective title of said rancho, which specified in a clear and positive manner.

3rd The party in interest will furnish the corresponding receipt of the sum of two thousand Dollars, in favor of the National Treasury.

4th The Judge who may give him possession of said Land, shall have it measured in conformity with the Ordinance.

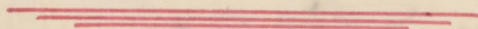
In consequence I order that the present Title be held firm and valid, that it be recorded in the corresponding Book, and that it shall be delivered to the interested party, for his safekeeping and further ends.

Given in the City of Monterey
on the 22nd day of June 1844.

(signed) Manuel Micheltoarena..
Francisco Arce, Secretary ad interim..

This Dispatch is Recorded in
the respective Book.

(signed) Arce.



"Translation."
Book I. page 43.

"In the Pueblo of Sonoma, of the Alta California, on the 20th day of February of the year 1849, for and in consideration of the sum of three thousand Dollars, in Gold of the placers, which I have received in hand by the Señor Don Mariano G. Vallejo: I say that I sell unto him three "sitios de ganado mayor" (3. span. leagues), "three leagues" which are conceded to me by the Departmental Government of this Territory, approved by the Assembly of the same, whose boundaries are those of Petaluma on the South and South-East; on the West by the Rancho Cotate; and on the North-West and North, with those of Santa Rosa and Guilucos, which three "sitios" referred to take the name of Yulupa, and by these Presents I sell,cede and transfer all my rights to the Señor Vallejo, guarant-eeing to him the proprietorship of the aforesaid Land, in such form as are provided by Law in similar cases.

Solely reserving two miles of land at my selection, within the boundaries of Santa Rosa, and Guilucos; the Witnesses being the Señores who subscribe (hereto); And furthermore I deliver the legat Titles (deeds.)

Sonoma, "ut supra".

(signed) Miguel Alvarado.

Witness: Salvador Vallejo.

Witness:

José de Castañeda. - "

Acknowledged (in English) February 21, 1849.

before L. W. Boggs, Alcalde of
said District, by Miguel
Alvarado. -

"Translation".
Book E. Page 43..

"Second Seal. four dollars..

Provisionally habilitated by the
Maritime Custom House of the Port
of Monterey, in the Department of
the Californias, for the years 1844
and 1845..

(Signed) Micheltorena..

Pablo de la Guerra..

Maritime Custom House of Monterey.

Pio Pico, Governor ad interim of
the Department by title issued with
date of 22 of the Month of June of
the present year, in favor of the
Citizen Mariano G. Vallejo, of
"Five" sitios de ganado mayor -
(5 span. leagues) for the sum of two
thousand Dollars, and services rendered
to the Native Country - which Land
is situated in the "Comprehension" (con-
tento) of Petaluma, adjoining
the settlement of Sonoma, with
entire conformity to the Law of 18th
August 1824, and the Article 5. of
the Regulation of 21st November
1828. "

And for the safeguard of the
interested party I thus make it known.

Given at the City of Los Angeles
on September 12. 1845..

(signed) Pio Pico..

José M. Covarrubias, Secretary. "

"Translation."Book F, page 44.

"Third Seal. two reales..

Provisionally habilitated by the Administration of the Maritime Custom House of Monterey, for the years 1834 and 1835..

(Signed) Figueroa..

Rafael Gonzales..

Sir Political Chief:

M^{te} Ygnacia Carrillo, before V. (your lordship) with the greatest respect which she owes, as may best suit, appears and saith:

That having resolved to go to the frontiers of Sonoma, to join with her whole family the new Colony, and desiring to establish herself (settle) in the village of Sonoma, solicits your lordship "V. S.", as an act of your goodness, and known justification, to Concede to her one Lot of two hundred Varas front, by four hundred in depth, including a vineyard, which is situate adjoining the Spring of the Tannery, whose front looks to the East..

The said Vineyard is in a very bad condition, but the land is good, and for that (reason) I am interested in it.

Therefore I beg and supplicate that you deign to attend to my petition attending to my family and to the services of my deceased husband..

Swearing that it is not out of malice, but necessary..

Sandiego, August 20. 1834..

(signed) M^a Ignacia Carrillo.

City of Los Angeles, April 15, 1835.

The Party at interest in this instance can immediately proceed to her voyage to the frontier of Sonora, where she shall establish herself with all her family, under (by) which understanding there is conceded to her by this Government the vineyard which she solicits, and the two hundred Varas front, by four hundred in depth, which she petitions for, near the Spring "of water" of the Tannery.

In consequence there shall occur with this Decree to the Commissioner of that Establishment, that he may give her possession of the (above) mentioned Lot; this Present to serve her as Title.

The Señor Don José Figuera, Brigadier General, Commander General, and Superior Political Chief, Thus decrees it, ordered it, and signed it; to which I give faith:

(signed) José Figuera.

Agustín V. Zamorano, Secretary.

Military Commandery of the Army of the Civil Jurisdiction of the Frontier of the North of the Alta California:

Doña M^a Ignacia Carrillo, is in possession of the two hundred Varas of Land to which the foregoing Superior Decree refers, of the Governor of the Territory, and four hundred (varas) in depth, the line beginning

from the East corner of the Vineyard
which is included in the Lot aforesaid.

Sonoma June 18. 1835.-

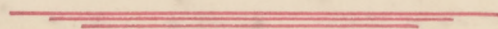
(signed) M. G. Vallejo.-

Sonoma 20th October 1840.-

We transfer our mutual interests to
to the Señores Bolear and Vallejo.

(signed) M^a Ygnacia Lopez de Carrillo

Julio Carrillo.- "



"Translation..."
Book F. page 44.

"First Seal Eight Dollars."

Provisionally habilitated by the
Maritime Custom House of the Port
of Monterey, in the Department
of the Californias, for the years 1844
and 1845.

(signed) Micheltorena.

Pablo de la Guerra.

Maritime Custom House of Monterey.

Manuel Micheltorena, Governor,
Commander General, and Inspector
of both Californias:

Inasmuch as the Citizen Miguel
Hvarado, Mexican by nativity,
has solicited for his personal benefit,
and that of his family, the Tract (place)
known by the name of Yulupa,
bounded by the Ranchos of Petaluma,
Cotate, Santa Rosa, and "los"
Guilucos; previously having pract-
iced the diligencies and verifications
concerning (it), as disposed of by Laws
and Regulations, making use of the
faculties which are conferred unto
me in the name of the Mexican
Nation, I have come to Concede
unto him the (above) mentioned Land,
declaring it to be his, by these present
Letters, the proprietorship which he
obtained by Title from the Señor
Director of Colonization of the Frontier
of the North, Don Mariano G.
Vallejo, having been confirmed, under
the following conditions:

1st He may fence it in without

Prejudice to ways, roads and rights of way; he shall enjoy it freely and exclusively, setting it apart to the use and cultivation as may best suit him.

2nd He shall solicit of the respective Judge that he give him the judicial possession, by virtue of this Dispatch by which there shall be laid out the boundaries, within which limits there shall be set out, besides the monuments, some fruit trees or wild (native trees) of some utility.

3rd The Land of which mention is made is of three "sitios de ganado mayor", a little more or less, as is explained in the "diseno", (Plat.) which is annexed to the respective "Expediente".

The Judge who may give the possession shall have it measured according to the Ordinance, the surplus which may result, to revert to the Nation, for the convenient uses.

4th If he should contravene to these conditions, he shall lose his right to the Land, and it may be denounced by others.

In consequence I Order that the present Dispatch be held as firm and valid; that it be recorded in the respective Book, and that it be delivered to the interested Party for his safe-keeping and further ends.

Given at the City of Monterey on November 23. 1844.

(Signed) Manuel Micheltoarena.

Francisco Arce, Secretary ad interim.
This Dispatch is recorded in the respective Book.
(Signed) Arce.

"Translation."
Book F. page 44.

"First

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"Yulupa."

"Translation".
Book I. page 44.

"First Seal Eight Dollars."

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844 and 1845.

(signed) Micheltorena.

Pablo de la Guerra.

Maritime Custom House of Monterey

Pio Pico, Governor ad interim of the Department of the Californias

The Most Excellent Departmental Assembly in to-day's session has accorded the following:

"The concession made by the Superior Government of the Department of the Title issued under date of 23. November of the present year in favor of the Citizen Miguel Alvarado is hereby approved, for three "sitios de ganado mayor" (3. span. leagues) in the region known by the name of Yulupa, adjoining the settlement Sonoma, with entire conformity to the Law of 18th August 1824, and the Article 5 of the Regulation of 21st November 1828."

And for the security on the part of Don Miguel Alvarado, I thus make it known.

Given at the City of Los Angeles on the 18th of February 1845.

(signed) Pio Pico.

José M^a Covarrubias, Secretary.

"Translation."

Book F, page 45.

"Jose de los Santos Berreyeza.
First Justice of the Peace; proprietor,
of the Pueblo of Sonoma:

Inasmuch as the Citizen Julio Carrillo has claimed for his personal benefit the Lot which is situate in the North. West Part, occupied (containing) by a vineyard, to build a house, and increase the vineyard mentioned in this settlement (village); first having practiced the diligencies and verification concerning (it) - according to the Edicts and Regulations of the matter; I have come to Concede unto him the (above) mentioned Lot; and under the following conditions:

1st Within one year he shall build a house; or at least the whole Lot shall be fenced in.

2nd The Lot which is (here) mentioned is of the size of Two hundred Varas front by Three hundred - in depth, and shall have the frontage on the line of the corresponding Street, which shall look (point) to the East; for which Concession he has paid the corresponding fees; this Dispatch to be recorded, and delivered to the interested Party for his safety.

Given at Sonoma on the 10th of June 1846.

(Signed) Jose de los Santos Berreyeza.
Attest: Marcos Baca.

Recorded in the respective Book

on Page 10; Date "ut supra".

(signed) José S. Berreyza.

Sonoma, November 4, 1840.

I transfer all my right to
"in favor of" Don Olivie Polie, that
he may by his order enter upon and
possess himself of, sell and alien
the vineyard, which he bought of me
for one thousand Hard Dollars.

(signed) M^{ra} Ygnacia Lopez de Carrillo
Julio Carrillo. "

Not acknowledged.

No Recording mentioned.

"Translation"

Book F. page 46.

" In the Pueblo of Sonoma, of the Alta California, on the 20th day of the month of October 1846: I certify that I, Julio Carrillo, have sold to Oliver Bolio a Lot with a Vineyard, said Lot contains two hundred Varas front, and three hundred Varas in length; the Lot comprises a Vineyard in bad condition; said lot is bounded: (omission) ... At this date there has been delivered to Oliver Bolio the (above) mentioned Lot, with its vineyard, as owner in proprietorship for ever, and I say that for himself and in the name of his children, and heirs, successors, and who among them may have title, voice or cause in what soever manner, he may sell and give for sale, real and alienated, perpetual by right of realty, for evermore, as the corresponding document explains.

I declare that I have not sold the said Lot to others, nor pledged it, and that it is free of title, memory, Chaplain fees, entailed Estate, Patronage and trust, and other gravamen, perpetual, tacit and expressed.

And as such I sell it to him, with all its entries, gifts, Customs, and further annexed things that it has had; And Contract of Sale is from to day henceforth and for ever; the named Land I cede it, renounce it, and transfer said Lot and Vineyard to the Purchaser.

that he may possess it, enjoy it, and dispose of it at his election, as his (own) in legitimate and just title; and I confer to him irrevocable power, free, frank and general administration, and effective, to the purchase and no one shall disturb him, nor shall they bring suit against his property, by virtue of this Writing, which has been delivered to the said purchaser, and signed by my Señora Mother, M^a Ygnacia de Carrillo.

(signed) M^a Ygnacia Lopez de Carrillo
Julio Carrillo.-

"The undersigned owner by Proprietorship of the Vineyard and Lot to which the Title refers, which precedes (this) and the Decree of the Señor Superior Political Chief. of date of 15th April 1835, which is annexed to this Document, we Cede and Sell in the same form as to Señor Oliver Polanco and for the sum of two hundred Dollars, received in Cash, to Señor Don Mariano Vallejo the one hundred Varas of Land which remain in the West of (the tract) which we have to day sold to the Señor Polanco, and that it may hold on this day and date

(signed) M^a Ygnacia Lopez de Carrillo
Julio Carrillo.- "

Translation :-

Book F. Page 146.

" In the Pueblo of Sonoma, of the Alta California, on the seventh day of the Month of February 1851, say I, Sixto Berreyesa; That for myself and in the name of my wife, of my children, and heirs and successors, and who among them may have title, voice and cause in what-soever manner, I sell and give in sale and perpetual alienation, for ever, and by right of realty, to the Señora Doña Josefa Higuera, resident of Sonoma, and to hers (her heirs) the house which is situate on the Lot Number 36, designated upon the topographical Map made by the Government Surveyor in this County of Sonoma, the said Lot containing 109 Varas front, and the same amount in depth, on Napa Street, which looks to the North of the front of said house, the same being 50 Varas in front by 10 in depth, which is reduced to four rooms, and a hall, which serves as an outlet for smoke ("sahuán") with two rooms interior of ordinary size, for use, which belong to me by (right of) ownership, as is set forth in the titles of belongings, by which it corresponds in possession and ownership to the ("a la") grantor, who declares and assures not to have sold it, nor mortgaged it, and that it is free from taxes, memory, Chaplain's fees,

entail, patronage, trust or other grava-
 men, perpetual, temporal, special,
 general, tacit and expressed, and as
 such I sell it to her, with all its
 entries, exits, buildings, uses, customs,
 gifts, rights of way, and further annex
 matters, which he has had, has, and
 belong to him, according to Law, for
 Two Thousand Seven hundred Dollars
 which I have received in Cash (\$2700.
 And I renounce the law and titles
 which were in my favor, and I make
 (over) in favor of the purchaser, Grace
 and donation, and to her children,
 heirs and successors, grace and donation
 pure, perfect and irrevocable, in same
 with "insinuation", and further legal
 firmnesses; And I renounce the Law
 and the titles of the latest Recapi-
 tulation, which treats of Contracts
 of sales, barter, and others that are
 lesion in more or less than the half
 of the just price, and the four years
 that prefine for its revision or Sup-
 plement, to its just value, which
 "give" (consider) as past, as if in effect
 they were; And from this day hence-
 forth forever, he disempowers himself
 desists, quits and sets apart, and to
 her heirs and successors, of the domi-
 nion or ownership, possession, title, or
 recourse, or other right whatever, which
 is due, (belongs) to the aforesaid House
 and Lot; He cedes it, renounces it
 and transfers it, with the real and
 personal actions, useful, direct and
 effective, in the purchaser, Doña
 Josefa Niguera, and to whom

her person may represent, that she may
 possess it, enjoy it, trade it off, and
 dispose of it at her election, as a thing
 her own, acquired by legitimate^{2nd}
 just title; And he constitutes her
 Attorney-in-fact in her own Cause,
 that by her authority she may enter
 and take possession of the afore-
 said house and Lot; and she requests
 me to give her an "authorized" (certi-
 fied) Copy of this Writing, with which
 without other act of apprehension,
 she is to be considered ("seen") to
 have taken it, apprehended and
 transferred to her; And in the
 meanwhile he constitutes himself
 as tenant, holder, and precarious
 possessor in legal form; and he
 obligates himself that said Lot
 and house shall be certain, sure
 and effective in the purchaser, and
 that no one shall disturb her,
 nor bring suit against her property
 and possession; nor against her shall
 there appear any gravamen whatever;
 And should she be disturbed, or
 moved or appeared (against) as soon as
 the grantor and his heirs shall be
 notified, according to law, they will
 set out in her defense, and will follow
 it (up), at their expenses, in all in-
 stances and tribunals until executed,
 and leave the purchaser and hers in
 their free use and peaceable possession
 and commodities; All of which
 shall be "capable" of execution,
 solely by virtue of this Writing, and
 oath of that she possesses, or who

her person may represent, in which he
 defers its import; And he relieves her
 of other proof; And for the observance
 of all the (matters) referred to, he
 pledges his person and goods, had
 and to have; and he confers ample
 power to the Señores Judges, and to
 all the Tribunals of the Nation,
 that they may be acquainted with
 this transaction, in conformity with
 law; that they may appraise it at
 its termination, as by decree definite,
 by a Competent Judge; passed into
 authority of an adjudged matter;
 And that as such she may receive it.

And that it be "evident" I sign
 (signed) Sisto Berreyza⁺ -

Not Acknowledged.
but filed for Record.

"Cabeza de Santa Rosa."
Translation.

"First Seal Six Dollars.
 Provisionally habilitated by the
 Maritime Custom House of
 Monterey, for the years 1839^{and}
 1840. - (signed) Alvarado.

Antonio M^o Osio.

Maritime Custom House
 of Monterey; Valid for the years
 1841 and 1842.

(signed) Jimeno.

Antonio M^o Osio.

Manuel Jimeno Casarin, first
 Proprietary Voter (Speaker) of the Most
 Excellent Departmental Board,
 in exercise of the Government of
 the same:

Inasmuch as Doña Maria Ygnacia
 Lopez, has claimed for her personal
 benefit, and that of her family, the
 tract (of land) known by the name
 of Cabeza de Santa Rosa, bounded
 by the Rancho of Don Juan Wilson,
 with that of Marcos (with), with the
 Laguna which looks to the East,
 and the point where the extension
 of Two "sitios de ganado mayor"
 ends, in the plains of Santa Rosa,
 previously having practiced the
 diligencies and verifications con-
 cerning it, as disposed of by laws
 and regulations, making use of the
 faculties which have been conferred
 to me, in the name of the Mexican
 Nation, I have come to Concede
 unto her the (above) mentioned Land,
 declaring it (to be) her (his in the ori-
 ginal "el") by these present Letters

subject to the approval of the Most Excellent Departmental Board, and to the conditions following:

1st She may fence it without prejudice to the ways, roads or right of way; she shall enjoy it freely and exclusively, setting it apart to the use and cultivation as may most suit her; but within a year she shall build a house, and it shall be inhabited...

2nd She shall solicit of the respective Judge to give her judicial possession by virtue of this Dispatch by which shall be laid out the boundaries, within which limits there shall be set out, besides the monuments, some fruit trees, or some wild (native) ones of some utility.

3rd The Land of which mention is made is of (the extent of) Two "Sitios de ganado mayor", (2 span. leagues) a little more or less, as is explained in the "Diseño" (Plan) which is annexed to the "Expediente" respective.

The Judge who may give the possession, shall have it measured in conformity with the Ordinance; the surplus which may result, to revert to the Nation, for the convenient uses (thereof.)

4th If he should contravene these conditions, he shall lose his right to the Land, and it may be renounced by others.

In consequence, I order that this present Title be held as firm and valid; that it be recorded in

the respective Book, and that it be delivered to the interested Party, for her safety and further ends. —

Given at Monterey on September 30th 1841. —

(signed) Manuel Jimeno.

José L. Fernandez, Secretary ad interim.

This Dispatch is Recorded in the Book of ("Acientos") of adjudications of Vacant Lands, on page 7. —

(signed) Fernandez.

The Most Excellent Señor Governor has ordered that this Concession be recorded in the Prefecture of the First District. —

(signed) Fernandez.

Monterey, October 5. 1841. —

Let it be Recorded;

(signed) Estrada. —

On the same date this Superior Title (Grant) was recorded on page 3. of the respective Book. —

Date "ut supra." —

(signed) Manuel Castañares, Secretary.

~~"Cotate"?~~
 Rancho Llano de Santa Rosa

"Translation"

Book F page 52.
 (Grant)

* "First Seal. Eight Dollars..

Provisionally habilitated by
 the Maritime Custom House of the
 Port of Monterey, in the Department
 of the Californias, for the years 1844
 and 1845..

(Signed) Micheltorena..

Pablo de la Guerra..

Maritime Custom House of
 Monterey.. The Citizen Manuel
 Micheltorena, Brigadier General
 of the Mexican Army, Adjutant
 General of the Plain, Major of the
 same; Governor General Commandant
 and Inspector of the Department of
 the Californias:

Inasmuch as the Citizen Joaquin
 Carrillo has claimed for his personal
 benefit, and that of his family, the
 Tract known by the name of
 Laguna de Santa Rosa, bounded
 by the "Rancho de Cotate", with that
 of Doña Ma Ygnacia Lopez, with
 the Lagunas; with Don Juan Cooper
 with that of Don Marcos West
 Don Juan Wilson; having previously
 practiced the diligencies and verific-
 tions concerning it; as disposed of by
 Laws and Regulations; making use
 of the faculties which are conferred
 unto me in the name of the Mexican
 Nation, I have come to concede to
 him the (above) mentioned Land, subject
 to the approval or disapproval of the
 Most Excellent Departmental Assen-

and under the following conditions:

1st He shall not sell it, nor alien it, mortgage it, impose taxes, entail, trust, nor any other gravamen..

2nd He may fence it without pre-judice to the ways, roads and rights of way; he shall enjoy it freely and exclusively; setting it apart to the use and cultivation that best may suit him; But within a year he shall build a house, and it shall be inhabited..

3rd He shall solicit of the respective Judge to give him judicial possession by virtue of this Dispatch, by which shall be laid out the boundaries, in which limits, he shall set out, besides the monuments, some fruit trees, or wild ones, of some utility..

4th The Land of which donation is made is of (the extent of) Three "sitios de ganado mayor". (3. span. leagues) a little more or less, as is explained in the respective "diseño".

The Judge who may give the possession, shall have it measured in conformity with the Ordinance; the surplus that may result reverting to the Nation for the convenient uses.

5th If he should contravene to these conditions, he shall lose his right to the land, and it may be denounced by others..

In consequence I order that three Orents may serve him as Title; and to be held as firm and valid; that it be recorded, and that it be delivered

to the interested party for his safety
and further ends.

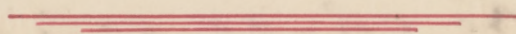
Given at Monterey on the 29th
of March 1844.

(signed) Manuel Micheltorena.

Manuel Jimeno, Secretary.

This Concession is recorded in the
respective Book on page 7 and over
(et sequitur).

(signed) Jimeno. — "



"Translation"
Book F. Page 53.

"I give power to Don Salvador Vallejo, that in my name and that of my heirs, he may sell One 'Sitio de ganado mayor.' (i. span. league), situated to the North of my house on the Rancho de Chiniches, between the rancho of José de Jesus Berreyega and that of the undersigned.

It contains several plains (low lands) for cultivation, and the most (part) for stock raising of horned cattle, horses, "wools" &c.

And for security I give this Present in Sonoma, September 22. 1849.

I have received the value of Eight hundred Dollars for the Present Power (of attorney & Bond.) and I declare it to be from to day the property of and in favor of Don Salvador Vallejo.

(signed) José Ignacio Berreyega.

(Not Acknowledged.)

" Translation "
Book I. Page 74.

" The undersigned, Don Ramon Carrillo, resident in the Rancho de Santa Rosa, County of Sonoma, State of "Alta" California; and Don Salvador Vallejo, resident in the City of Sonoma, County and State aforesaid, have to day 28th of September of the year 1850, Agreed to the following, to wit:

1st ~~Don Salvador Vallejo~~ Ramon Carrillo sells to Don Salvador Vallejo the Rancho which by right of realty (in fee) belongs to him in the aforesaid Rancho of Santa Rosa, that is to say:

1st That he transfers and cedes in legitimate possession to said Don Salvador Vallejo his portion with the lands upon said Rancho whose boundaries are the following: (omission of description)

2nd All the horned cattle that carry his brand, and furthermore, a herd of mares, with its Stallion, which herd of mares shall be (containing) from twenty-five up, which delivery shall be made in part by the same Don Ramon Carrillo; and the rest shall be gathered in by Don Salvador Vallejo, whenever it is convenient to him.

3rd In consideration of the above in the two first Articles, Don Salvador Vallejo obligates and binds himself to pay to Ramon Carrillo the sum of Four thousand two hundred and

fifty Dollars; all to be paid during the year of 1851, in current and legal Coin of the Country.--

And that it may hold (good) we both sign it, the above named individuals, affixing our respective seals, and in presence of witnesses, in the City of Sonoma, day and year "ut supra".--

Between line 9th there is placed interlined the word "los"; and at line 11. the two words "and horses" (Caballar); (Note: "Caballar" is the word erased; and it means in Spanish. "belonging to horses".)

(signed) Ramon Carrillo.

Salvador Vallejo.

(No Seals - refers to Seals.--)

Witness: Federico G. Reeger.--

Witness: Pablo de la Portilla.:-

"Al ruego de Doña Vicenta Sepulveda de Carrillo:

Alexandro Carrillo. - "

Acknowledged as to the signature and execution of Ramon Carrillo by the subscribing witness Federico G. Reeger, before John Hendley, County Clerk of Sonoma County.--

ent

"Translation".
Book I. page 91.

"First Seal - Eight Dollars..

Provisionally habilitated by the
 Maritime Custom House of the Port
 of Monterey, in the Department of the
 Californias, for the years 1844^{and} 1845
 (signed) Micheltorena..

Pablo de la Guerra..

Manuel Micheltorena, Brigadier
 General of the Mexican Army;
 Adjutant General of the Plain;
 Major of the same; Governor, Com-
 mander General and Inspector of
 both Californias:

Inasmuch as Don Marcos West,
 Mexican by naturalization, and
 married to a Mexican, has solicited
 from this Government the confirmation
 of the Title which was extended to
 him on November 2^d 1840; and
 granted ("Conceded") to him, the
 Land known by the name of
 San Miguel, on the frontier of
 the North of the Department, in
 extent (of) Six "Sitios de ganaderia
 mayor", (o.s.p.m. leagues), a little more
 or less, whose boundaries are the
 Mountains of Chinan; the Laguna
 Grande de Santa Rosa; the boundary
 of Don Juan Cooper; the Arroyo
 Seco (Dry Creek.) boundary of Captain
 Fitch (Fitch), and that of the
 Carrillos; taking into consideration
 the reasons that the interested party
 exposes; and in view of the Report
 of the First Alcalde of Sonoma

having previously practiced the further diligencies concerning, as set forth by Laws and Regulations, making use of the faculties conferred upon me in the name of the Mexican Nation, I have come to confirm unto him said Title, and concede unto him the (above) mentioned Land, within the boundaries which have been "expressed," (set forth) subject to the following conditions:

1st He may fence it without prejudice to the ways, roads and rights of way; he shall enjoy it freely and exclusively, setting it apart to the use and cultivation which may best suit him, but within a year he shall build a house, and it shall be inhabited.

2nd He shall solicit the respective Judge to give him judicial possession by virtue of this Dispatch, by which shall be laid out the boundaries, within which limits he shall set out, besides the monuments, some fruit trees, or native "wild", trees of some utility.

3rd The Land of which mention is made is "of" Six "sitios de ganado mayor" (i.e. span. leagues), a little more or less, as is explained in the "diseño" (Plan) which is annexed to the "Expediente". The Judge who may give him possession shall have it measured; in conformity with the Ordinance; the surplus which may result to revert to the Nation for the Nation for the convenient uses.

In consequence I order, That
 this Title be held as firm and
 valid, that it be recorded in the
 corresponding Book, and that it
 be delivered to the interested party
 for his safety and further ends.

Given at Monterey on October
 14th 1844.

(Signed) Manuel Micheltorena.

This Superior Dispatch is recorded
 in the respective Book, date at Sup.

(Signed) Manuel Jimeno, Secretary.

"Translation"

Book F. Page 109.

"Sonoma, May 10th 1851.

The property is returned to Don José Ramon Carrillo, except the goods marked, and one mile of land on the South side of the "Arroyo de la Matanza" (Matanza Creek), or 640 acres; Don Ramon Carrillo will give a title to Don Salvador Vallejo, as soon as the (above) mentioned lands have been measured off; the past and present accounts to be canceled by these Presents.

Thus having agreed we both signed it in conformity to the date "ut supra".

(signed)

Salvador Vallejo. (Sec. José Ramon Carrillo.
 M^{ra} Lus^{her} + Carrillo. (Sec.
 mark

Acknowledged (in English.) May 10. 1851by Salvador Vallejo, and M^{ra} Lus Carrillo, his wife.

before William M. Boggs.

Recorder of Sonoma County.

"Translation."
Book F. page 115.

" Know all (men) by these Presents
 That I, Joaquin Carrillo, owner of
 the Rancho de las Lagunas, "limited"
 (situated) in the plain of Santa Rosa,
 County of Sonoma, State of California
 for and in consideration of the sum of
 Two thousand Dollars, received to my
 satisfaction from Don Herman Wohler,
 of the City of San Francisco, in the
 aforesaid State of California, I
 warrant sell and transfer unto said
 Don Herman Wohler, his heirs and
 assigns forever, all my rights, title
 and interests, to a fraction of land
 situate in the Plain of Santa Rosa,
 in the County of Sonoma, within the
 boundaries of the Rancho of this name
 and "Cotate", beginning at the middle
 slope of the hills of said Rancho de
 Cotate, following the line of that
 of Santa Rosa. "Orta" - the West,
 "till" the distance of two Castilian
 Miles; from thence forming a tract
 of level ground, there shall be mea-
 -ured off two Castilian miles, and
 thus to the point where it began.
 With all its privileges and belongings
 which fraction of land is owned by
 me, in proprietorship by just and legal
 title..

I warrant said sale and trans-
 -fer (of the) fraction of Land, with all
 the privileges thereunto belonging to
 (the) said Don Herman Wohler, that
 he and his heirs and assigns may possess

it, and enjoy it forever.

In Witness Whereof I have placed my signature and seal, on the 23^d day of May of the year 1851; also doing the same my wife Doña Guadalupe Cazeres de Carrillo, with the Witnesses which are (herein) "expressed" - (mentioned)

(signed) Joaquin Carrillo. -

Guadalupe Cazeres de Carrillo. -

Witness:

Salvador Vallejo. -

Witness:

Juan de Castañeda. - "

Acknowledged (in English) May 26. 1851

by Joaquin Carrillo and Guadalupe, his wife, -

before J. Hendley, County Clerk of Sonoma County. -

Lot No 36. Sonoma.

"Translation":

Book F. page 166.

"Mariano G. Valleja, Director of Colonization of this frontier of the North of the Alta California:

Inasmuch as Don Bisto Berreyez resident of this Pueblo, has claimed by petition ("solicitud" in the original Spanish) of December 26. 1837, a Lot to construct his house (thereon) on Napa Street, designated upon the Topographical Map of this Pueblo, made in 1838, with the number 36, in conformity with the faculties which the Superiority (Government) has conferred upon me, I have come to Concede unto him in ownership by these Present Letters, under the following conditions:

1st That within one year he shall build a house, and it shall be inhabited and the Lot shall be fenced.

2nd He shall subject himself to the deliniation of this town (settlement) and further relative Police Regulations.

3rd The Lot of which mention is made, is of (the extent of) Fifty Varas on each side.

4th If he should contravene these conditions, he shall lose his right to the Lot, and it may be (then) denounced by others.

Given at Sonoma on December 28. 1837.

(signed) M. G. Valleja.

Not Acknowledged: was not registered at that date.

Recorded

August 12. 1851.

"Translation."

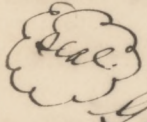
Book F. Page 234.

"Third Seal - one Dollar.

Provisionally habilitated by the Maritime Custom House of the Port of Monterey, in the Department of the Californias, for the years 1844 and 1845.

(Signed) Micheltorena.

Pablo de la Guerra.

 Manuel Micheltorena, Brigadier General of the Mexican Army; Adjutant General of the Plain; Major of the same; Governor Commander General, and Inspector of both Californias.

Inasmuch as Doña Antonia Cazarez, Mexican by nativity, widow of Don Santiago Dawson, has sufficiently proven to this Government, the rights which her deceased husband had, to solicit the land which she to-day occupies, known by the name of "Cañada de Pogolimí", on the shores of the Estero Americano, in extent of Two "Sitios de ganado mayor" (2 span. leagues), a little more or less, bounded on the North and West by the rancho of McIntock; on the East by that of Don Juan Biogot; and on the South by the same Estero Americano, taking into consideration the great losses met with by her husband on separating himself from McIntock, with whom he was in Partnership, as the party in interest sets forth; and the good informations

(reports) which operate in the "Expediente (hereto) annexed, as also those of the Prefecture of Monterey, Office of the Secretary of the Government, and the Director of Colonization of the frontier of the North of Sonora, having previously practiced the further diligencies concerning, as disposed of by Laws and Regulations, I order by the faculties which are conferred unto me in the name of the Mexican Nation I have come to Concede to her the (above) mentioned land, declaring it to be his property, by the present Letters, subject to the following Conditions

1st. She may fence it without prejudice to the ways, road and rights of way; she shall enjoy it freely and exclusively, setting it apart to the use and cultivation that best may suit her, but within one year she shall build a house, and it shall be inhabited.

2nd. She shall solicit the ^{judicial} respect of the Judge to give her judicial possession by virtue of this Dispatch, by which the boundaries shall be marked out within which limits she shall, besides the monuments, set out some fruit trees, or native trees of some utility.

3rd. The land of which mention is made, is of (the extent of) Two "sitios de ganado mayor" - (2. span. leagues - a little more or less, as is explained in the "Diseño" (Plat) which is annexed to the "Expediente".

The Judge who may give her "the" possession shall have it measured off, according to the Ordinance, the

surplus which may result to revert to the Nation for the uses convenient.

4th If she should contravene to these conditions, she shall lose her right to the land, and it may be denounced by others.

In consequence I order that this Title be held as firm and valid; that it be recorded in the Corresponding Book, and it be delivered to the interested party for her safety and further ends.

Given at Monterey, on the 12th of February of 1844.

(signed) Micheltorena.

This Superior Dispatch is recorded in the Corresponding Book.

Date "ut supra".

(signed) Jimeno. "

Not Acknowledged. but
Recorded in English, Novbr. 14. 1851.

J. Hendley, Recorder.

*"Cañada de Pogolimi".-**Approval.**"Translation."**Book F. page 235.**"Third Seal. One Doecar..*

Provisionally habilitated by the Maritime Custom House of Monterey, in the Department of the Californias, for the years 1844 and 1845.

(signed) Micheltorena..

Pablo de la Guerra..

Pio Pico, Governor ad interim of the Department of Californias:

The Most Excellent Departmental Assembly, in to-day's session has granted the following:

"The concession made by the Superior Government of the Department, is approved, in Title issued on February 12th of the foregoing year, in favor of Doña Antonia Cazares, widow of Don Santiago Dawson, of Two "Sitios de ganado mayor" (2. span. leagues.) in the tract (region) known by the name of "Cañada de Pogolimi", in conformity with the Law of 18th of August 1824; and of the Regulation of 21st November 1828."

And for the safety on the part of Doña Antonia Cazares de Dawson, I thus make it known..

Given at the City of Los Angeles on the 26th of September 1845.

(signed) Pio Pico.

José Maria Cobarrevias, Secretary

Not Acknowledged, but Recorded in English November 14. 1851.

(signed) J. Hendley, Recorder.

*"Translation:"**Book H. Page 52.*

"Pio Pico, Voter Deacon (Speaker) of the Departmental Assembly, and Provisional Governor of the Californias.

Inasmuch as Don Juan Neocomureno Padilla, has claimed for his personal benefit, and that of his family, the Land known by the name of Roblar de la Misericordia, bounded by lands of Don Mariano G. Vallejo, Don Juan Castañeda, Don Juan Vioget, Don Bartolo Bojarguez, and Don Juan Miranda; previously having practiced the necessary verifications, making use of the faculties which have been conferred to me in the name of the Mexican Nation, I have come by Decree of this day, to Concede unto him the aforesaid land, declaring it to be his property by the present Letters, with entire conformity to the Law of 18th August 1824; and the Regulation of 21st November 1828, reserving the approval of the most Excellent Departmental Assembly, and under the following conditions:

1st He may fence it without prejudice to the ways, roads and rights of way; he shall enjoy it freely and exclusively, setting it apart to the use in cultivation, that best may suit him; but he shall have it occupied with a house and moveable effects ("goods").

2nd He shall solicit the respective

Judge to give him judicial possession by virtue of this Dispatch, by which there shall be marked off the boundaries with the necessary monuments, always respecting the rights of (parties) adjoining (the boundaries).—

3rd. The Land of which donation is made to him is of the extent of Four "sitios de ganado mayor" (4. span. leagues.), a little more or less, as is explained in the "diseno" (Plat) which is annexed to the "Espediente".—

The Judge who may put him in possession, shall have it measured off, according to Ordinance.—

In consequence I order that the present Title be held as firm and valid; that it be recorded in the Book corresponding thereto; and that it be delivered to the interested party, for his safety and further ends.—

Given at the City of Los Angeles, on this common paper, for want of stamped (paper) on November 21, 1845.—

(signed) Pio Pico..

José María Covarrubias, Secy.—

This Superior Dispatch is recorded in the respective Book..

Date "ut supra.."

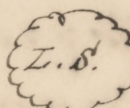
(signed) Covarrubias.. "

Recorded (in English.) February 4, 1852.

(signed) J. Hendley, Recorder.—

"Translation."
Book H. Page 53.

"Pio Pico, Constitutional Governor of the Department of the Californias:

 The Most Excellent Departamental Assembly, in session on the 3rd day of the present June, has held (it) for good to decree the following:

The concession made to the Citizen Juan N. Padilla, of the Tract Roblar de la Misericordia (in the) Jurisdiction of Sonoma, is approved in extent of Four "sitios de ganado mayor" (4 span. leagues), a little more or less, according to Title issued with date 25th November last, with conformity to the Law of 18th August 1824, and Art. 5 of the Regulation of 21st August 1828.

And for the safety on the part of the Citizen Juan N. Padilla, I thus make it known.

Given in the City of Los Angeles, on this Common Paper, for want of stamped, on June 6th 1846.

(Signed) Pio Pico.

Jose Matias Moreno, Secy. - "

Recorded (in English) February 4. 1852
(Signed) John Hendley, Recorder.

"Translation."

Book H. page 75.

" In the Pueblo of Sonoma of the Alta California, on the seventh day of Feby. 1851, Say I, Sisto Berrelleza that for myself, and in the name of my wife, my children, and heirs and successors, and who among them may have title, voice and cause in whatever manner, I sell and give in sale, real and perpetual alienation for ever, and by right of realty, to the Señora Doña Josefa Figueroa, resident of Sonoma, and to hers, the house which is situated upon the Lot designated Number 36. upon the Topographical Map made by the Government Surveyor of this County of Sonoma; the said Lot referred to containing 109 Varas front, and the same quantity in depth, on Napa Street, which looks to the North, the frontage of said house having 50 Varas front, and 10 in depth; which is reduced to (contains) four rooms, and hallway; which serves as a place of escape for smoke; with two inside rooms of regular size for use, which belong to me in ownership, as set forth in the Titles of belongings, by which it corresponds to the possession and ownership of the grantor; who declares and assures not to have sold nor pledged it; and that it is free from taxes, memory, Chaplain's fees, entail, Patronage, trust and other gravamen, perpetual, temporal, special, general, tacit and expressed; And as

such I sell it to her, with all its entries and exits, buildings, uses, customs, gifts, rights of way, and further things annexed, which he has had, has, and belong to him by right, for Two Thousand seven hundred Dollars, which I have received in Coin. (\$2700.⁰⁰)

And he renounces the Law and titles where were in my favor, and I make it (over) in favor of the purchaser Grace and donation, and to her children heirs and successors, graces and donation, pure, perfect and irrevocable, in sanity, with insinuation and further legal firmnesses; And I renounce the Law and the titles of the ninth Recopilation, which treats of the contracts of sale, barter and others (other matters) where there is lesion, in more or less of the half of the just price; And the four years which prefine for its revision or supplement to its just value, which I give as passed, as if in effect they were.. And from to-day henceforth for ever, he disempowers himself; desists, quits and sets apart to her heirs and successors the Dominion or property, possession, title, voice, recourse, and other right whatsoever, which appertains to the (above) mentioned house and lot, he cedes it, renounces it, and transfers it with the actions, real and personal, uses, direct and effective, to the purchaser Doña Josefa Figuera, and those who may represent her person; that she may enjoy it, change it, and dispose of it

at her election, as a thing of her own,
 acquired by legitimate and just title;
 And I constitute her Attorney-in-fact
 in her own Cause, that by her authority
 she may enter and possess herself of
 the (above) mentioned house and Lot;
 And she requests me to give her an
 authorized (certified) Copy of this Writing,
 with which without other act of ap-
 prehension, it shall be considered
 that she has taken it, apprehended
 and transferred it; And in the
 meanwhile he constitutes himself as
 her tenant, holder and Precarious
 possessor in legal form; and he
 obligates himself that said Lot and
 house shall be certain, secure and
 effective in the purchaser, and no one
 shall disturb her; nor bring suit against
 her property and possession; nor against
 her shall there appear (any) Gravamen
 whatever; And if she should be dis-
 turbed or moved against, or appeared;
 as soon as the grantor and his heirs be
 required, according to law, they will set
 out in her defence, and follow it (up)
 at their expense, in all instances and
 tribunals, until it be executed
 (terminated); And to leave the purchaser
 and hers in their free use and peaceable
 possession, and commodities... By
 all of which she may be enabled to
 execute, solely by virtue of this Writing
 and oath of the one in possession; or
 who may represent her person, in which
 its import is deferred; and relieves her
 of further proof; And to the observance
 of all the (matters) referred to, he pledges

his person and goods, had, and to have;
and confers ample power to the Señores
Judges, and to all the tribunals of
the Nation, that they may know of
this transaction, according to law, that
they may urge it to its completion (and)
as by definite Decree by a competent
Judge - passed into authority as an
adjudged matter; and that for such
she may receive it.

And that it may hold sign it.
(signed) Disto ^{his} X Berrelleza +. "
"Attest:
mark

Peter Campbell.

Acknowledged (in English.) Feb. 9. 1852.
before Peter Campbell, N.P.
Sonoma County.

Recorded February 18. 1852.
Book H. of Deeds, page 75.
Sonoma County Records.

" Translation: "

Book H. page 83.

" Know all (men) That by these Presents, I, Herman Wohler, of the County of Sonoma, State of California, for and in consideration of the sum of Three thousand Dollars, (= 3000..) by me received to my entire satisfaction from (repeated) Don Martin Frisius, I sell and confer to the said Don Martin Frisius, and unto his heirs, administrators, and for ever, all my rights, title and interest in a fraction of Land, situated in the Llano de Santa Rosa, in the County of Sonoma, between the boundaries of the Rancho of that name and "Cotate" (Cotate.) commencing at the "proper" slope of the mountain or hills of said "Rancho de Cotate", following the line of that of Santa Rosa, to the distance of two Castillian miles; from thence forming a square there shall be measured off two Castillian miles, and thus up to the point of beginning..

With its privileges and appurtenances, which fraction of land belongs to me in ownership by just and legal title from Don Joaquin Carrillo, and his wife, Doña Guadalupe Caceres de Carrillo, granted in my favor on May 23. 1851, and recorded the 26th of the same month and year. And to-day I sell it and transfer it to the referred to Martin Frisius, that he and his heirs, administrators "etc"

may possess it, use it, and enjoy it forever. -

In Witness Whereof I have signed my "signature" and seal, in Sonoma, on the 2nd day of February 1852. -

(signed) Herman Wohler. -
Witness: Salvador Vallejo. O. H. Frank.

Acknowledged (in English) March 15. 1852.
before Emil Lange. N. P.
San Francisco. -

Recorded March 23. 1852

(signed) J. Hendley, Recorder.

By H. Brewster, Deputy. - x

(Does not state what County the Recorder is in, - but Sonoma County is presumed. -

*" Translation :**Book H. page 215. -*

" At the Port of Monterey of the Alta California, on the 25th day of the month of September of the year, 1846, before me, Walter Colton, Justice of the Peace, of this District, and before the witnesses who subscribe, appeared Don Juan Castañeda; and said:

That for himself and in the name of his wife Doña Margarita R. de Castañeda, and other heirs and successors, and who among them may have title, voice or "fame" in whatsoever manner, gives, and gives in sale, public and alienation, perpetually by right of realty, and forever, to Don Tomas O. Larkin of this vicinity, a piece of land which belongs to him in ownership, by concession which of it was made to him by the Most Excellent Señor Commander General and Governor of the Department, Don Manuel Micheltorena, under date of 6th of July of the year 1844, which concession was approved by the Most Excellent Departmental Assembly in session of the 12th day of June of the present year. -

Said Land is named "Cotate" it is situated in the jurisdiction of Sonoma, and contains four square leagues, a little more or less; The seller declares that he has not encumbered it, nor mortgaged it; and that it is free from every public gravamen; And as such he sells it him, for the price of One thousand

five hundred Dollars. (\$500.⁰⁰) which he has received to his entire satisfaction; That from now (henceforth) he "disjoins" himself, and sets apart the "dominion", proprietorship, or any other right which is present to the land referred to, renouncing it and transferring it to the purchaser, that he may dispose of it as a thing of his own; the grantor obligating himself that this sale be certain, sure and effective to the purchaser, and that no one shall disturb, nor bring suit against him.

But as said grantor has not in his "power" (possession) in the actuality the Title referred, of concession, he cannot now pass it in to the hands of the purchaser, but by these presents he agrees to deliver it as soon as he can, and to transfer with all formality into the hands of the said Don Tomas O. Larkin.

And all the aforesaid may be evident, I sign it myself, and (with) the two Witnesses who subscribe.

(Signed) J. de Castañeda.

"Walter Colton

(in English.)

Chief Magistrate, Monterey..

Guillo. Edo. Hartnell. Manil Dias.

"William R. Garner, Secretary of the Magistrate's Office.

"En dicha dia, mes y año" &c. (Spanish)

"On said day, month and year there also appeared before me, and the witnesses already named, Doña Margarita R. de Castañeda, wife of Don Juan Castañeda, and said:

That in her name, and of her heirs and successors, and who among them may have title, voice and "fame" in whatever manner, she gives as well sold the tract before mentioned; and that she renounces "spontaneously" and voluntarily all right which she may have to the same, and her said heirs..

(signed) "Margarita R. de Castañeda".

"Walter Colton

Chief Magistrate, Monterey,
Guillermo Ed. Hartnell, Man'l Dias.

William R. Garner, Secretary of the
Magistrate's Office.. "

" This Instrument of writing was signed and delivered in this Office, and in my presence, this twenty-fifth day of September one thousand eight hundred and forty-six..

Walter Colton.

(L.S.)

Chief Magistrate of Monterey..
William R. Garner, Secretary.. "

Recorded

September 24. 1852.

(signed) Jno. Hendley, Recorder Sonoma County.

"Translation."

Book I. (Wife's separate property) page 32.

"Deed" dated May 5, 1851,
(in English)

José Ramon Carrillo,
or Julio Carrillo
Executors of the last Will
and Testament of Maria
Y. Lopez, late of the County of
Sonoma, &c.

To
Luz Carrillo de Vallejo.

Description of tract of land in Spanish,
as follows:

"La propiedad de la tierra que
actualmente posee mi hija Luz y
sus limites son el arroyo de Santa Rosa,
asi arriba hta los linderos de la Siemega
que me pertenece, y lo ancho sera la
siemega arriba para la orilla de las
lomitas inmediatas."

(Note: This is shown here in Spanish to
avoid any misunderstanding, as the
rest of the Deed is in English.)

Translation:

"The Proprietorship of the land which
my daughter Luz actually possesses;
and its boundaries are the Arroyo
de Santa Rosa, (Santa Rosa Creek) as
above to the boundaries of the Swamp,
which belongs to me; and the width
(thereof) shall be the Swamp above to
the slope of the adjoining hills."

(In English to the end of the Instrument.)

"Now this Indenture witnesseth:

fe. fe. fe.

(Signed) José Ramon Carrillo. (L.S.)
 Julio Carrillo (L.S.)

Witnesses:

J. Alexander Yoell.

Robt R. Pierpoint.

Acknowledged May 6. 1851.

by José Ramon Carrillo and
 Julio Carrillo -

(not as Executors.)

before John Hendley.

County Clerk, Sonoma County.

Recorded

July 2. 1852.

Book I. Wife's Separate Property. Page 32.

"Translation."

Book K. Powers of Attorney. Page 1.

"Third Seal. Two Reales.

Habilitated by the Adminis-
tration of the Maritime Custom
House of the Port of Monterey, of
the Alta California, for the years
1836 and 1837.

(signed) Gutierrez.

Angel Ramner

{ error of Copyist:
should read "Ramirez"

"Valid for the years 1839 and 1840.

(signed) "ettierurg"

Antonio Ma Osio.

(Here follows what purports to be
a Will and Power of Attorney,
written in English, and signed
Wm Mark West.)

In Spanish, as follows:

"Translation:"

"Third Seal. Two Reales.

Habilitated by the Administration
of the Maritime Custom House
of the Port of Monterey of the Alta
California, for the years 1836 and
1837.

(signed)

Gutierrez.

Angel Ramirez.

"Valid for the years 1839 and 1840

(signed)

Mirrar.

Antonio Ma Osio.

"Translation.."

Book K. Powers of Attorney, page 5.

"Testament:

"In the name of God Almighty
 Amen: I, Marinasia Lopez and
 Arbaes, native of San Diego, and
 resident of Sonoma, legitimate daughter
 of legitimate marriage of Don Francisco
 Lopez and Felisiana Arbaes, deceased
 finding myself sick, and believing and
 confessing, as I firmly believe and confess
 in the Mystery of the Most Holy
 Trinity, Father, Son and Holy Ghost
 three distinct persons, and one only
 true God, and all the other Mysteries
 and Sacraments which believes and
 confesses our Holy Mother Church
 C. A. R., in which faith and belief
 I have lived, live, and protest to live
 and die, as a faithful Christian
 Catholic, taking for my intercessor
 and protectress that they may intercede
 with our Lord Redeemer Jesus Christ
 (to) the Ever Virgin and immaculate
 Queen of the Angels, to the Holy Angels
 of my Guard (Guardian angel); those of
 my name and devotion; that He may
 forgive me all my faults, and take
 my soul to enjoy His presence, fearful
 of death, which is so natural and neces-
 sary to every human creature, as since
 its hour. I wish to be forewarned with
 disposition testamentary, when it comes
 To resolve with mature certainty that
 which concerns the discharge of my con-
 science; to avoid with clearness the doubt
 and law suits which may arise after my

decease, I condescend, make and Order my Testament in the following form:

I commend my soul to God, who from nothing has created it, and I send the body to the earth, from which it was formed, which said body, shall be shrouded and buried in the place which my family may designate.

I declare that I was legitimately married to Don Joaquin Carrillo, now deceased, by which marriage

we have raised, our legitimate children: Josefa; Ramona; M^a de la Luz; Francisco; Joaquin; Ramon; Juan; Dolores; Julio; Marta; Juana and Felicidad.

I name as my Executors my sons José Ramon; Joaquin, or Julio.

I declare as legitimate heirs of the goods which I actually possess, my daughter Maria de la Luz; José Ramon; Joaquin; Julio; M^a Marta; Juana de Jesus, and M^a Felicidad de las Angustias.

I declare that the goods (property) which I actually possess, and (the) patrimony, are from the personal work of my sons and daughters, (above) mentioned, in the foregoing clause.

I declare that the property of the land which my daughter Luz actually (at present) possesses, and its boundaries are the Arroyo de Santa Rosa (Santa Rosa Creek.) from above to the boundaries of the Swamp which belongs to me; and the width (thereof) shall be the swamp from above to the border of the adjoining hills.

I order that my house in which I to day live, be delivered with all its appurtenances, entries and exits, furniture, orchards, fences and cultivable lands, to Marta, Juana and Felicidad.

I declare its boundaries to be the Arroyo de Santa Rosa below, to the ^(point) where the creeks join on the North, and on the South, the arroyo (creek) known by the name of the Potrero, to the boundaries of Santa Rosa in the East.

I order that the remainder of my possessions be divided in equal parts, between my children already mentioned, my son Jacaquin having received for his account (share) some heifers, and they shall be deducted from his inheritance.

I order that the remainder of the said lands, be divided between Jose Ramon and Julio.

I charge my daughter Luc with my family for her safekeeping and protection; I call at the same time upon my sons and daughters to look to her as being sent by their mother;

I charge my sons that they do not fail to assist their sisters in all urgencies necessary to pass life, as well as for them ("ellas" the females) to help them (the brothers) to whatever extent they may.

I order that my sons, as Executors before they divide my goods (possessions) make a gift such as they think proper, to the Pancha (a girl's name) as also to Jose Anto Bernabela; Juan de Dios and Susana.

"I bequeath to Julio the house and lot in Sonoma without it being taken into account of the rest of my goods
Marina in app
+ "

To complete all that what this Testament may contain, and contains, I leave and name as my "testamentaries" (Executors) Jose Ramon - Joaquin or Julio; and I confer ample power unto them, that after I shall be deceased, they may comply with all what I have ordered to be done, as my last, deliberate will, or in the way and form which may best hold in law.

Thus I declare it and sign it, before Witnesses:

Sonoma, Jan'y. 6. 1849.

(signed) Maria Ygnacia Lopez. +
Joaquin Carrillo. - Julio Carrillo. "

Note: No acknowledgement nor statement of Record appears in this Instrument. -

440 Acres (M. G. Vallejo. -)

Petaluma
Rancho"Translation"

Book K. Powers of Attorney, Page 19.

"In Sonoma, on the 9th day of July 1851, the undersigned and Roberto Graham, have arranged the sale and purchase by the second (Party) of 440. acres of land, more or less, as set forth in the Map made by Pulbula, which lands are found marked with the letters "I. & S.", bounded by the Rio de Sonoma. (Sonoma River) on the East side; the West being the lands marked with "R. and M." which serve as boundaries. For which lands of four hundred and forty acres, more or less, the Señor Graham has paid to the Señor Vallejo, the sum having been received, (of) Three thousand Dollars (\$3000.00) in effective money.

This Title is with the necessary guarantees which the Law requires.

(signed) M. G. Vallejo.

Salvador Vallejo. - "

map in
the margin?

Not Acknowledged.

Recorded (in English) July 2, 1851.

"Translation."

Book K. Powers of Attorney, Page 20.

"In the City of Sonoma, of the Alta California, on the 22^d day of the month of August 1851. Between Doña Guadalupe Basquez de West, of the County and jurisdiction of Sonoma, on the one part, and by Mr. Knight, of the same County and jurisdiction, on the other part, the following Contract was "celebrated" (made.)

1st Doña Guadalupe Basquez de West, for herself, and in the name of her heirs and successors, the sum of renting for the term of ten years, reckoned from this date, to Wm. Mc Knight, and to his heirs and successors, the sum of three hundred and twenty acres of land, situated in the North part of the arroyo of the Rancho San Miguel, commencing at the lower end, which land the said Señora will deliver, as soon as the Rancho is measured (surveyed), or before, if it thus suits her, under the conditions which are expressed in the continuation following:

2nd The Señor Mc Knight, on his part, agrees to build a good house; set up good fences; to plant an orchard of fruit trees, and vineyard; this last to be of two acres of land, or more; the orchard of fifty fruit trees, or over, and at least fifty acres of fencing (means 50. acres fenced.); all of which shall be delivered without any stipend, to the Señora Doña

Guadalupe Basquez de West, or to her heirs, successors, "este" (re.), at the expiration of the time mentioned, in consideration and pay for the use of the aforesaid land.

3rd The Señor Mc Knight also agrees, ("obligates himself") to remove and shift personally, or at his own expense, the Corral of the Cattle of Doña Guadalupe Basquez de West, to where said Señora shall appoint.

4th The Taxes of State and County and others, should they be levied upon the referred to 320 acres of land, to which this Contract refers to, from to-day henceforth, to the same day of 1861, the Señor Mc Knight shall pay them, to her heirs and successors without retribution on the part of Doña Guadalupe ^{Basquez} de West, nor of her heirs, successors &c.

5th Both contracting parties have agreed that the "devolution" (return) of the 320 acres of land mentioned, with the improvements relative (thereof) shall only take place at the expressed time; always (provided) that by the decision of Commission of Inspection of Titles. (Board of Land Commissioners of Ranchos, said Rancho be found to belong to the aforesaid Rancho de San Miguel.

Thus they declared it, agreed upon and signed it in Duplicate, at the place, day, month, and year, referred to, in the presence of the subscribing Witnesses.

(Signed) Mariano G. Vallejo
Agent for Doña
Guadalupe West.
Tom McKnight.

Witness:

Levi S. B. Slusser.

Henry P. Mullison.

Acknowledged (in English) August 23. 1851.
by M. G. Vallejo (Agent for Guadalupe West) - and Tom McKnight,
before R. B. Butler - N. P.
Sonoma County.

Recorded

August 25. 1851.

Lease of Lots 517 & 518, Sonoma.

"Translation..."

Book K. Powers of Attorney, Page 108.

The Señores M. G. Vallejo and Jacobo T. Mullett, have agreed to the following Articles:

1st The Señor Vallejo rent to M^{rs} Mullett the house, and Lots Numbers 517nd and 518 with the fences & for the cultivation of the "manca" best (suitable), giving to Señor Vallejo two fourths of the total annual crops, harvested; for which 4_ for the rent of this - the shall be submitted the Market.

The Señor Mullett shall take care of and preserve the house and fences in the best state, he to receive three fourths of the Crops.

The Señor Vallejo shall give the first year the seeds which may be planted, and four broken horses, all of which shall be returned to the Señor Vallejo at the termination of this Contract.

The Señor Mullett shall cultivate one acre for (in) vegetables, for the use of the house.

The above mentioned Contract shall last five years.

Sonoma, May 28, 1853.

(signed) M. G. Vallejo.

(Not signed by J. T. Mullett.)

Witness:

Robin Mullett.

Not Acknowledged.

Recorded (in English) February 10, 1854.

"Translation..."

Book K. Powers of Attorney, page 109.

" The Señores M. G. Vallejo and Jacobo F. Mullet, have agreed to the following Articles:

1st The Señor Vallejo rents to M. Mullet the house and Lots Nos. 517 and 518, with the fences, and to cultivate it in the best manner, and most convenient, giving to the Señor Vallejo two fifths of the whole annually harvested of the crops, for which and for the sale of the same the Market shall be consulted.

The Señor Mullet shall take care of and preserve the house and fences, in the best state, he being entitled to three fifths of the Crops harvested.

The Señor Vallejo shall give (furnish) the seeds the first year, which shall be planted; and four broken horses; all of which shall be returned to the Señor Vallejo at the termination of the Contract.

The Señor Mullet shall cultivate one acre for vegetables for the use of the house.

The above mentioned Contract shall last five years.

Sonoma, May 28. 1853.

(signed) M. G. Vallejo.

Witness:

Robin Mullet.

Acknowledged (in English.) February 18. 1854

by the subscribing Witness Robin Mullet
before A. Mc C. Menefee, Clerk of Sonoma County.

Recorded (in English.) February 18. 1854.

Partnership
Bajorgues & Winn & Moore. —

Translation.

Book K. Powers of Attorney, page 168.

"It is evident from the Present Contract executed in the City of Petaluma on the 24th day of December 1843: Between D. Geraldo Bajorgues on the one part, and the Señores Jacob Winn (Winn) and Robert Moore, for the second part, both parties of the County of Sonoma, of the Alta California, have Contracted and agreed to form a Partnership under the following conditions:

1st. The object of the Present Company is to cultivate (a) certain quantity of land, on (by) the party of the first part, which shall not exceed two hundred acres, and the ena (c) shall be subject to the use and service of the Company, for the term of three successive harvests.

2nd. The party of the second, is obligated to fence 150 Acres, with privilege (to fence) to 50. more, if it is that the time and fuereas (c) should so permit.

3rd. The parties of the second part shall furnish at their own expense the pickets and posts for the fences without charging their value whatever to the Company.

4th. The party of the first part shall contribute (furnish) a wagon, for the uses of the Company, so that the parties of the second part, may dispose of the same, for the particular uses, with the obligation to repair it in case it should suffer damage.

5th. The three partners shall furnish

in third parts the seeds necessary for planting.

6th All the implements of Agriculture which the former Company of Bojorquez and Robert Moore possessed, prior to entering into the present Partnership, shall go the present Company, with the understanding that if more implements should be needed, they shall be charged, with one third between each of the three Partners.

7th The three Partners by common Consent will have to agree, when it should be necessary to Contract for laborers, to help Winn and Moore, with the fences and harvests of the Company; which laborer (wages of) shall be divided by third parts between the Partners; Winn and Moore having to advise (notify) Bojorquez, the day on which commenced and ended the time of work of the laborer, not losing "espreserte." Winn and Moore, to make use of the said laborer for private purposes.

8th It is well understood and Contracted, that the Party of the first part, has no obligation to contribute any personal work whatever.

9th The Party of the first part shall furnish without any charge to the Parties of the second part, habitation, and the snick which he may need for his personal use.

10th The Party of the first part shall furnish for the exclusive use of the Company, four broken horses;

two yokes of oxen, and if more animals should be requisite, the Party of the second Part will have to take them out of the "mona" (herd?) two wild ones ("broncos") of the Party of the first Part, and to break them in until they are ready for work; without that the Parties of the second Part may make use of the animals for other purposes than those of the Company.

11th. At the expiration of each harvest, the Parties of the second Part shall deliver in its own things (kind) to the Party of the first Part, the one third Part of all the harvest that may have been gathered, free from any charge whatsoever.

12th. At the expiration of the third harvest, the Party of the first Part shall declare the Partnership dissolved, recovering (possession of) the land which the Company may have used, with all the fences and every kind of improvements that may have been made.

13th. It is understood ("informed") that the Parties of the second Part, in order to enjoy all the prerogatives of this Contract, it is necessary that a perfect Compliance (should exist) - at the same time to Construct some fences of strong lumber, such as may resist the elements and the animals, if it is possible, for the period of six years from this date.

For "formality" of the present Contract, we three Partners sign (it) with our own signatures, at the City _____, day and year above specified.

signatures of
 -Gerald Bojorguez.
 -Robert Moore ^{and}
 Jacob Winn, in the
 presence of the Witnesses.

Additional:

If the broken horses should die while employed by the partners of the second part, their value shall be paid to the party of the first part, this being understood that if the animal should die in any work outside of the Company's, and at the particular use of the parties of the second part.

(Signed) Gerald Bojorguez. ^{and}
 "his signature" ^{and} 5
 Robert ^{his} + Moore. ^{and} 5
 Jacob ^{mark} ^{his} Win. ^{and} 5
^{mark} ^{and} 5

Not Acknowledged.

Recorded (in English) Feby. 5. 1855.

"Caslamayomi."

"Translation.."

Book M. page 308.

"Year of 1848.. Witness of the sale of the land "Caslamayomi", in the Alta California, in favor of Don Guillermo Forves. (Forbes.)

(Euc) Fourth Seal. One real..

Years of 1846 and 1847..

By the present it is evident that I, Eugenio Montenegro, being owner in proprietorship of a (tract of) land, situate in Sonoma or Alta California, called Caslamayomi, whose extent is of Eight "Sitios de ganado mayor" (8. span. leagues.) proper for seed sowing and watering places, the same which I have offered for sale to the Señor Don Guillermo Forves, of this commerce, for the sum of Two thousand Dollars, which buyer "Condescending" (agreeing) to the price, needs to know the quality and situation of the land set forth, for which (purpose) he is going to nominate a person of his confidence, so as to give him the corresponding information, as well of the expressed (land) as of the title of proprietorship; with which I have this (property) guaranteed (to me). and if by them it should result to suit him, as to the realization of the purchase proposed; from now henceforth I agree in the most solemn manner to transfer to him the aforesaid Señor Forves, the Eight "Sitios" (leagues) of land, indicated by the same. Sum of "the" two thousand Dollars, upon condition that by readiness and in sum.

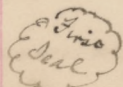
"Particulars, Partials", he shall make unto me a Supplement from one hundred to five hundred Dollars, on account of the value of the said land, with the qualification that if the Sale should not be in effect sustained (consummated), I shall return to the Señor Purchaser that which by virtue of the foregoing Condition (clause) he may have advanced me, as soon as I shall have resolved (determined) in this Sale. And for the security of this offer, to return to him that which may be coming to him - the Señor Colonel Don José Castro agrees to verify it in my name; or at my default, making it in such case a debt "foreign his own"; pledging in effect his belongings or to have (the same), who with myself and the Señor Forves, sign this Present, for consummation of this Agreement, in Tepic, on the 23^d day of the month of August 1847.

(Signed) Eugenio Montenegro.
José Castro.

"I have received on account of this obligation the sum of Five hundred Dollars (500.00). Tepic 23^d September 1847.
(Signed) Eugenio Montenegro."

"I have received on account of this obligation other (500.00) five hundred Dollars, with which it makes (\$1,000.) one thousand Dollars; Tepic 7th January 1848.

(Signed) Eugenio Montenegro."



"First Six, Eight Dollars."

Habilitated executively, conform-
ably to the decree of 30th April 1842,
for the leap year of 1848^{and} 1849, Number 11.

The charge is evidenced on Page two in
the front of the respective Manual.

(signed) José Vallarta.

Juan Lantena.

"In the City of Tepic, on August 7th
1848, before me, the Notary, and
Witnesses, the Señor Don Eugenio Monte-
negro, resident of this (place), and
giving faith, I know him, he said:
That in the Alta California he is
owner of a (tract of) Land, called
"Casamayorni" which he has
Contracted for sale to the Señor Don
Guillermo Forbes, of this vicinity,
according to the private obligation
which I granted to him on the 23rd
of August 1847, and that by that
Contract, the Señor Forbes has already
given him on account, One thousand
Dollars, in two parts (payments), I
have received and acknowledge the
receipt at the foot of the same
obligation; and as finally he has
resolved to sell, he has "anew" (again)
received from the Señor Forbes, the
other thousand Dollars, as making
the sale complete as he had stipulated;

For as much, and giving as received,
as in effect they are, of the Two
thousand Dollars, of the Contract,
he renounces all exception that he
might oppose; and that the Law 5th
Title 1, Part 5, has not been counted,
(considered) which treats of them -
(Contracts &c.), and the two years which

preference for the proof of the receipt.

In consequence, and in that way ^{and} form which may be most firm in law, I grant, that for himself, and in the name of his heirs and successors, or who among them may have title, voice and cause, in any way whatever, he sells for evermore, by right of realty, in favor of the aforesaid Señor Don Guillermo Forbes, the said Land or Rancho, situated in the frontier of the Alta California, and known by the name of "Caslamayomi", which land is composed of Eight "sitios de ganado mayor" (8. Span. leagues), and seeding land, and situate North of Sonoma, distant from the Bay of San Francisco, fourteen leagues in the South; Its boundaries are, the Rancho of Don Enrique Fitchit (Fitch) on the South of this; and on the South with the (of) Alférez Piña, on the North, North-West and North-East with uninhabited (unoccupied) lands.

That the Señor Forbes is satisfied with the titles of acquisition which the grantor possesses, and for that reason he does not present them.

That the land mentioned is free from all gravamen (tacit and expressed, by mortgage, pledge, sale, or in any other manner; and this estate he sells, with its entries, exits, Centre, "width", uses, gifts and rights of way, that it has had, and may have, according to law, for the sum of the aforesaid Two thousand Dollars.

That this sum is what this land

In the margin
as follows:
should be
revel-
ers of
848 + 1849.

is worth; and even should it be worth more, of the excess, whatever that might be, he makes grace and donation to the purchaser, and to his, with insinuation and further firmnesses.

He renounces the Law 2. Title 1, Book 10, of the Ninth Recapitulation, and the four years which prefine to demand the revision of the Contract or Supplement, to its just price; which he gives as paid, as though they were. Therefore he disempowers himself and his (kinsfolks); he desists, quits and sets apart any action whatsoever, and (any) right which he may have had, and might have to the said land; in fine he cedes it all, renounces and transfers it "in" the purchaser, and to his, with the real actions, mixed, direct and executive; that he may possess it as his own, cultivate it, give it away, or sell it at his will. He gives him his power in his own cause, that he may take the land, and take the real possession and holding; with only the presentation of this Writing; of which he consents that to the purchaser be given the legalized Copies that he may ask for, that they may serve him as title, and "safety" of his property.

Now the "evasion" (evasion?) and the security of this sale, surety and firmness of this Instrument, obligates the grantor, his goods, present and future, to be enforced to (its) Completion by a competent Judge, as if

"Translation".

Book N. page 437.

" Know all, (men) by these Presents, that we, Jesus Piña, Francisco Piña and Luis Piña, of the County of Sonoma, and State of California, of the first part, and Guillermo Fitch of the same County and State aforesaid.

Witnesseth: That for and in consideration of the sum of Four thousand Dollars, paid by the second part, to the parties of the first part, the receipt whereof is hereby acknowledged,

We sell, transfer, set over, and alien for ever, all our right, title and interest in and to the lands of the Rancho (Rancho) de Sabaco, in the County referred to, which belongs to us by gift made in our favor by our deceased brother Jose German Piña, as is set forth in his last will ("Testament") which exists in the Archives of the same County, which original Titles were expedited by the Señor Governor Don Manuel Micheltorena in favor of our brother referred to, and as such we alien and transfer it, with all its rents, improvements, houses, and what else belongs to it, or may belong to it, in any manner whatsoever, in equity, law or whatever other cause, in favor of the of the second part, their heirs and successors; and the parties of the first part may possess, and their heirs, set themselves apart, abandon, confirm and acknowledge the second part as sole owner of the Rancho de Sabaco (now mostly spelt "Tzabaco").

and its appurtenances, to the aforesaid second part.

Declaring at the same time the first parties, not to have sold it, alienated, mortgaged, nor put (upon it) any graven men whatever,

And as such they sell it as it is (herein) set forth, and in the meanwhile the "Second Part" guarantee to the second, and to his heirs, to set out in his defense against whatsoever person or persons, at their own expenses, to the defense in positive and peaceable possession, and furthermore to take upon themselves and their goods (possessions) the responsibility of whatever debt might result, or claim (laid) against the Rancho referred to; And for the due constancy we sign it with our own hands and seals in the Racha de Santa Rosa, on the 28th (day) of July 1855.

(Signed) Jesus Piña.

Juan^o + Piña.

Luis + Piña.

(no seals.)

Witnesses:

Benigno Egunda.

Andres Rodriguez.

"

Acknowledged (in Engl.) July 28. 1855.

by Andres Rodriguez, subscribing
Witness to the above Deed.

before Thomas H. Pyatt,

Deputy County Clerk,

Sonoma County.

Recorded

November 28. 1855.

Book V. of Deeds, Page 437.

"Translation":-
Book I. page 47.-

"First Justice's Court of Sonoma
Jacobo P. Leese, Judge of the
First nomination of this Jurisdiction.

Inasmuch as Don Olivero Beaulieu,
tanner, has solicited a Lot of Two
hundred Varas in length from North
to South, and one hundred in width,
from East to West, on the North-West of
this village, in the place known as the
"Curtiduria" (Tannery), to establish a
Tannery, and the buildings which the
different branches which the said
business comprise; persuaded of the
utility which will result to the settle-
ment by said establishment, after
the diligencies of informations, eye-
sight and reconnoissance of the referred
to tract, I set out with two witnesses
to attest, to measure the Lot which he
solicits, and I have held it for good to
cede it to the interested party, under
the following conditions:

1st That within the term of six
months, reckoned from this date, he
shall apply for his paper of Naturali-
zation, as he offers to do in his peti-
tion; without which requisite he
can not have (any) right to the con-
cession of the land.

2nd That within a year, reckoned
from this date, the land which he
asks for, shall be fenced, the house
built and inhabited.

3rd In no time can the party
interested, alien, sell, mortgage, nor

place upon it (any) rent, entail, income, nor gravamen whatever, upon the Lot which he solicits, And he shall conform in all (things) to the Laws and Regulations relatively established, and to be established.

Failing in any of the conditions expressed (herein) he shall lose the right to the Lot, which may (then) be denounced by others.

Meanwhile these Presents shall serve him as (a) Title in form, that he may use and enjoy the Proprietorship of the Land to which reference is had.

Sonoma, December 1. 1844.

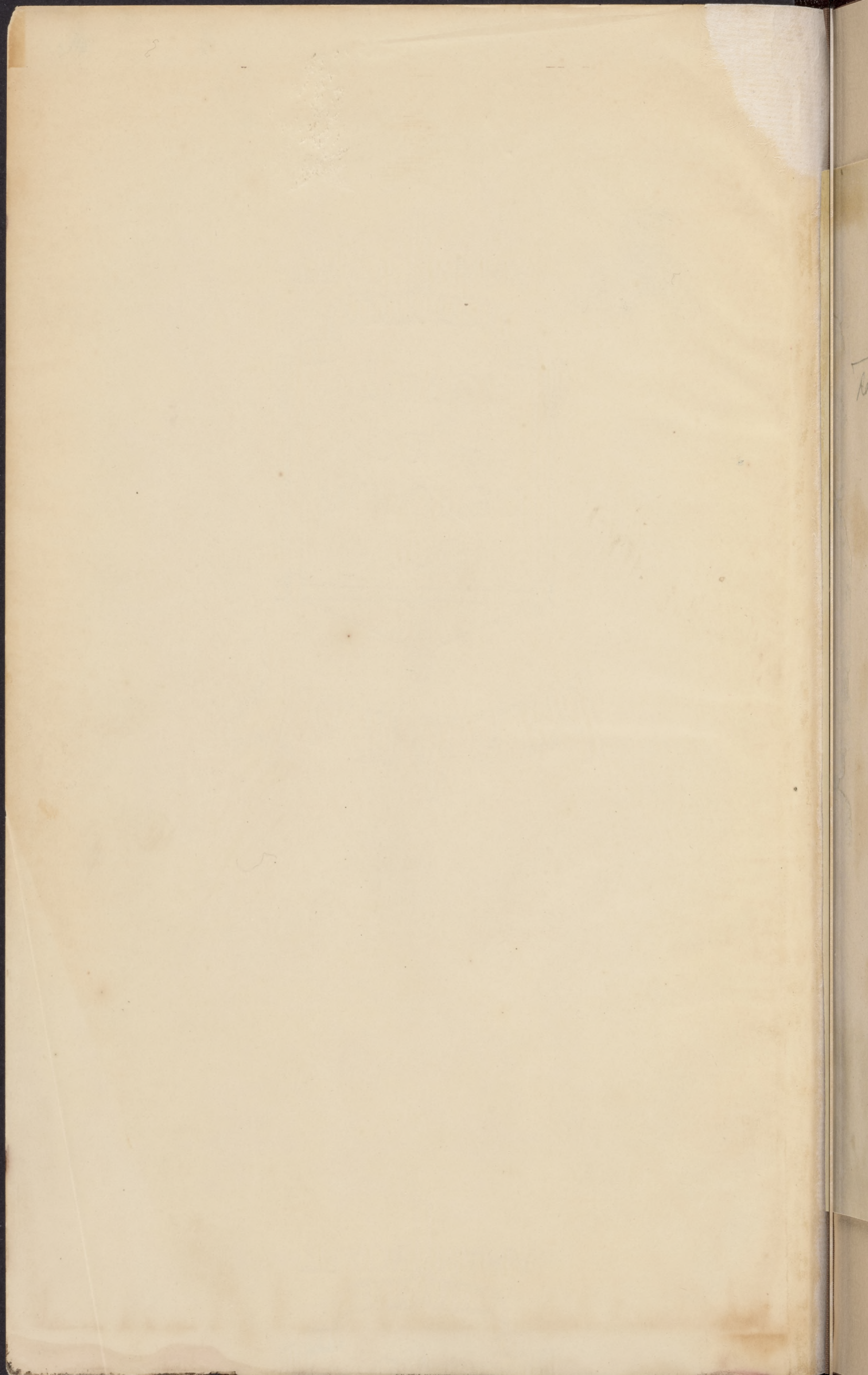
(Signed) Jacob P. Leese.

Attest: Victor Prudon.

Attest: Tomas M. Hardy.

"He paid the fees, Fifty Dollars."

Note: No Acknowledgement in English to any Instrument prior to 1849.



Cotati = 122

German = 28

Laslamayorni = 142

Petaluma = 132 -

Rancho Cabeza de SR. 93-128-96

W. F. Oldham
Searcher of Records
SANTA ROSA, SONOMA CO., CAL.

With the same faith

Witnesses

Jose S. Berryessa

P. W. Edmuntou (Edmondston)

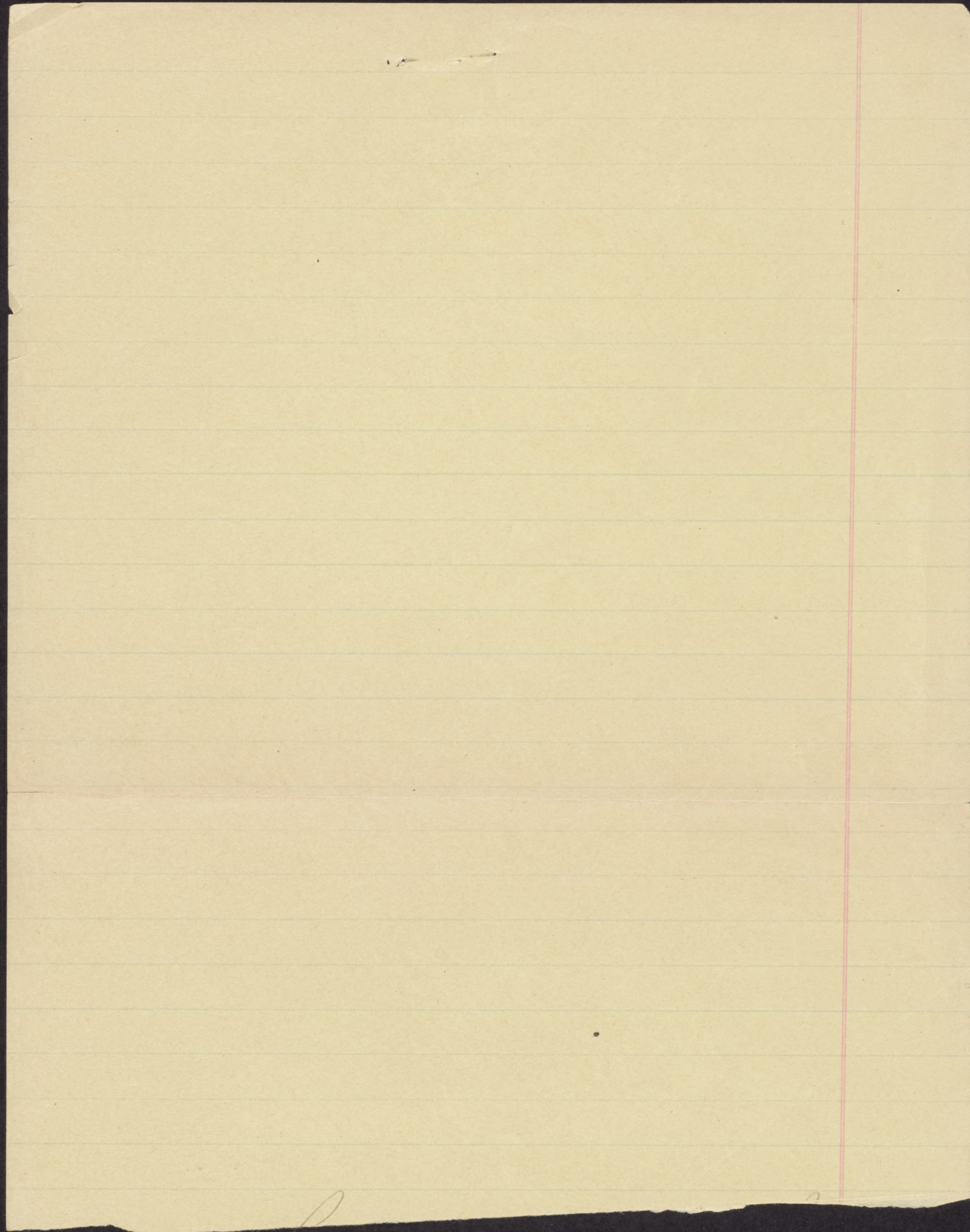
Jno. A. Spomer

Records

April 9 - 1861

Book "B" of Bonds & Agreements,

page 308



Book H.

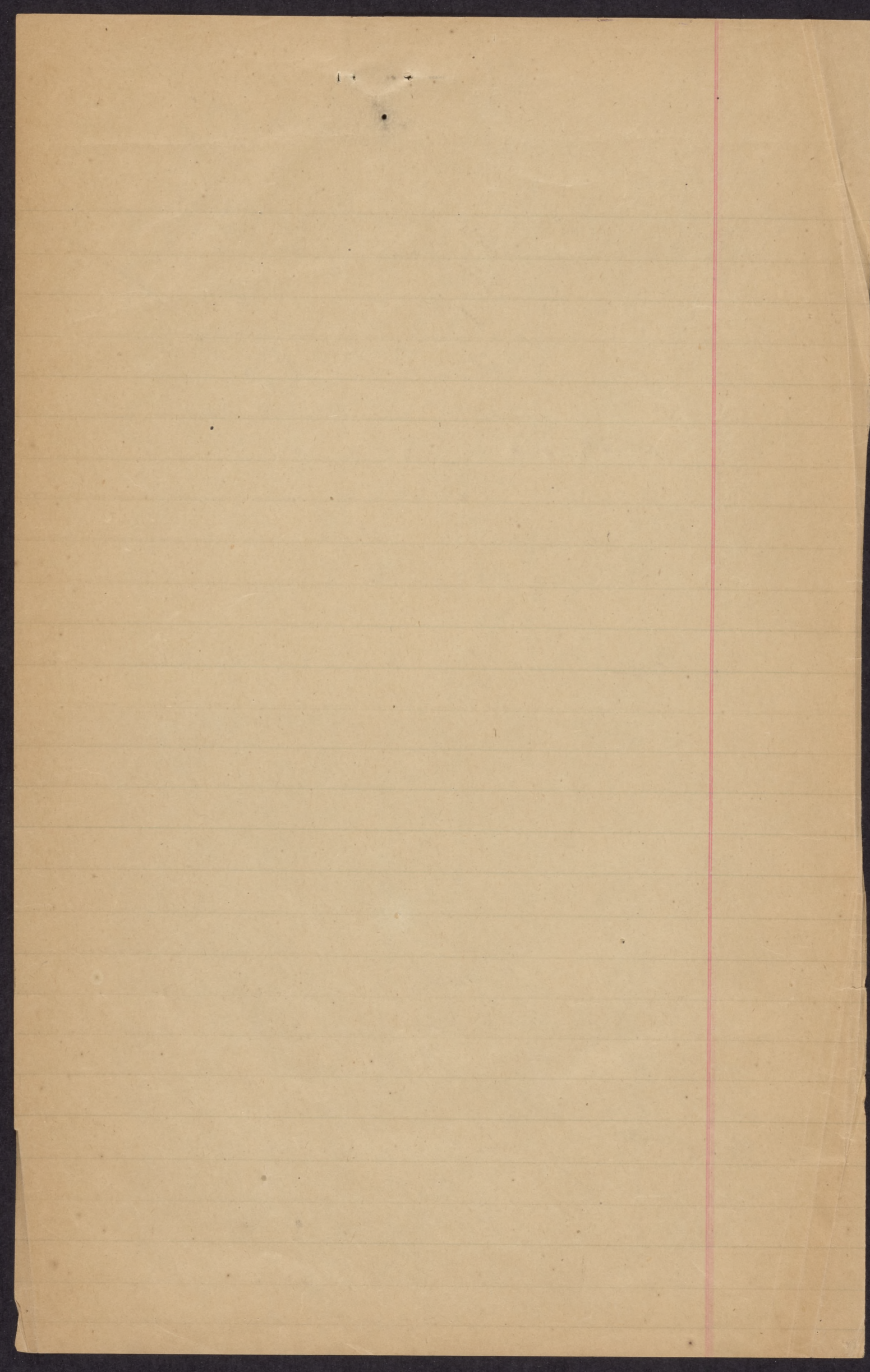
Span. Deeds, Grants, &c.

Date	1st pt	2d pt	Instmt.	BK	P.
Nov. 25. 1845	Pio Pico	✓ Juan N. Padilla	Grant	X H	52
June 6. 1846	Do	✓ Do	approve	X "	53
Feb. 7. 1851	S. Berriellega	✓ J. Higuera	Deed	X "	75
Feb. 2. 1852	H. Wohler	✓ M. Trisius	"	X "	83
Sept. 25. 1846	J. Castañeda	✓ T. O. Larkin	"	X "	215

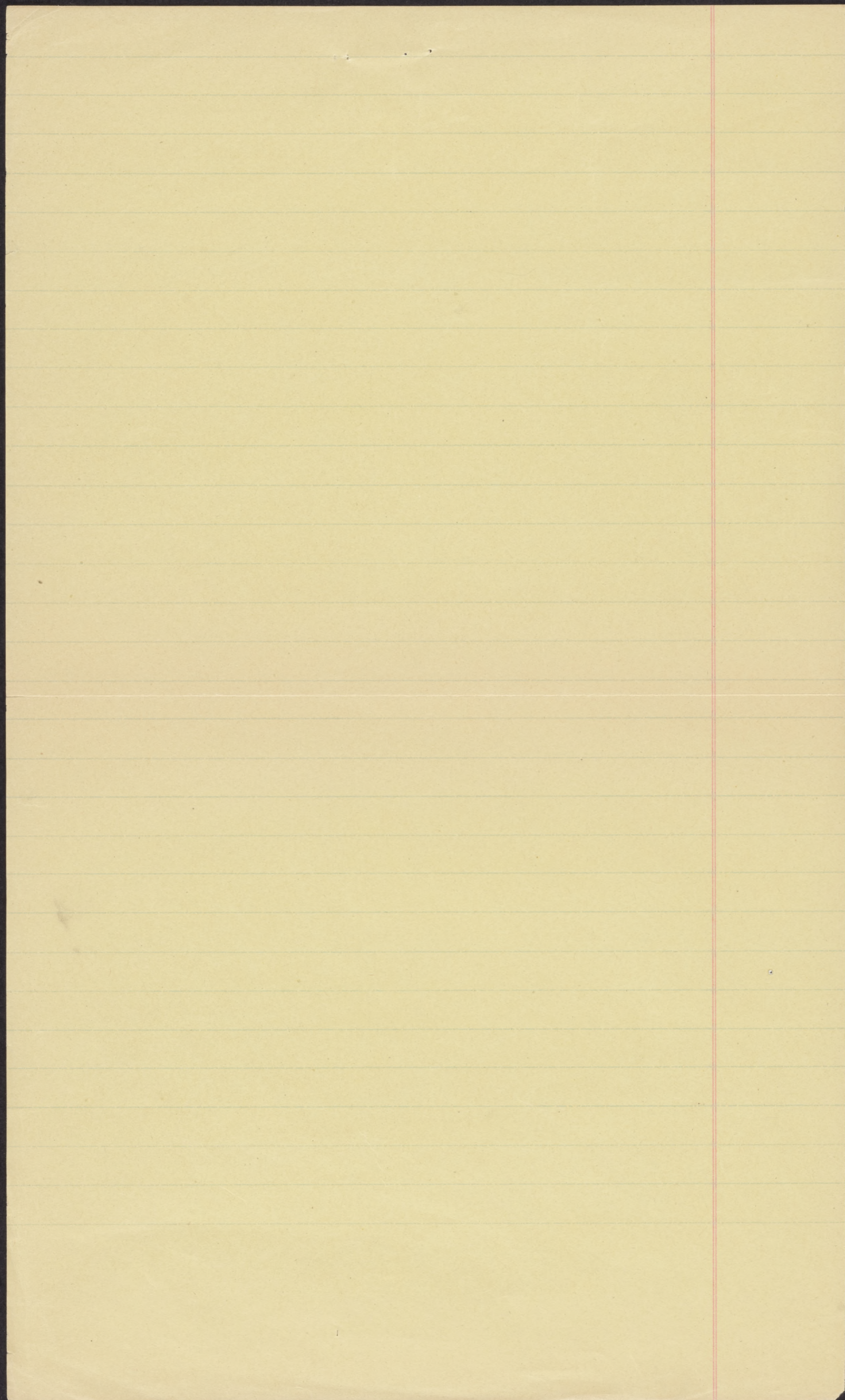
Book A No 2.

Grants.

No dates. all Compare	M. G. Vallejo	✓ S. Vallejo	Grant	X A. No 2	2
	Do	1 st Caceres	"	X "	5
	Do	L. Piña	"	X "	"
	Do	Ant: Piña	"	X "	"
	Do	A. Davila	"	X "	"
	Do	Ant: Ortega	"	X "	"
	Do	R: Alvizo	"	X "	"
	Do	ma Y. Lopez	"	X "	"
	Do	Clara Berrayza	"	X "	"
	Do	S. Vallejo	"	X "	"
" 1844-2 "	Do	V. Prudon	"	X "	6
1846-47	Do	J. Riviera	"	X "	"
Dec. 15. 1846	Do	Capt Mervin	"	X "	"
Jan. 15. 1847	Do	W. A. Bartlett	"	X "	"
Same date	Do	V. Prudon	"	X "	"
" "	Do	Juan Nash	"	X "	"
" "	Do	J. de la Roga	"	X "	7
Feb. 1. 1847	Do	Do. Bartlett	"	X "	"

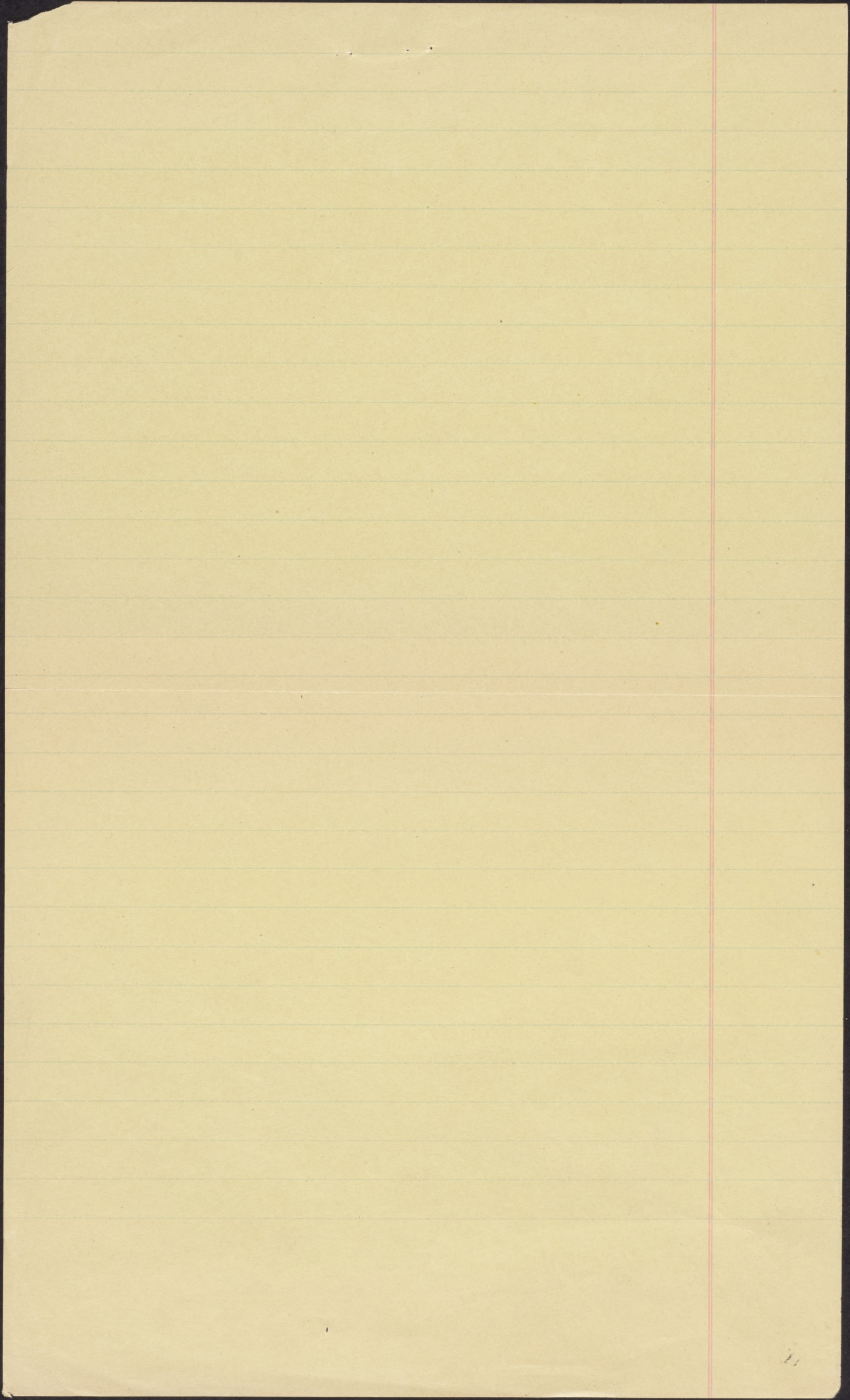


Known to all men by those presents
that J. Jose S. Berryessa of the County
of Contra Costa, State of California.
this day the seventh (7) of November ^{Fifty}
the year eighteen hundred and ~~forty~~
(1850), offers for sale and sells to
Matthew D. Ritchey and Reason P.
Tucker of the County of Napa and
the same State; all the land comprised
in the prairie of Agua Caliente, beginning
at the land mark of the ranch of Santiago
Berryessa, to the wide part of the prairie
where it encounters with a lagoon
and a hill ^{which} divides this property
from the known p^r of Napa, and
by the left with the hills on both sides
as the respective design demonstrates;
and the titles of concession, ^{which} ^{were} ~~with~~ ^{where}
emitted by the Governor of the State
of California, N. Manuel
Micheltorena the fourteenth (14) day of
October eighteen forty three (1843), for the
Value and Quantity of twenty five
thousand dollars, which will be delivered
in the following plans and terms:
two thousand dollars upon the signing
of this contract, and one note of a
thousand dollars for the first day of
February of next year, and the rest
of the sum of twenty two thousand
dollars will be made good at the time



of extending Title of possession, ^{which} will be verified, so that no difficulties will arise either ^{injust} ~~injust~~ or illfounded. The ~~affaired~~ ^{apparent} buyers of this writing, will benefit by those presents of all the rights and privileges, that correspond to me upon this property giving my good will and deed in favor of the buyers and their heirs declaring in the mean time, to have sold under mortgage and as such to sell and deed to the persons mentioned. If on extending the title, the buyers cannot give complete satisfaction with the rest of the amount of twenty two thousand dollars, they will loose ^{lose} their rights, and this writing will be null and of no value, and will be obliged to receive the amount paid to the vendors or his heirs.

This instrument of sale I give it in my proper name and that of my wife; Doña Mancisca Martinez and my heirs after me, and I declare it and sign it the same day of this writing. In the same terms, I declare that all they could ask or correspond over the line of division at the time of giving this instrument, I will give in the same way, in favor of both buyers.



Book F. 10

Span. Seeds, Grants &c

this P.m.

Date	1st pt	2d pt	Instmt.	Book	P.
Aug. 10. 1845	Micheltoarena	✓ German Piña	Grant	X F	10
June 17. 1847	Germ. Piña	Testament	no R. C. ^{discont} at test.	X	11
Sept. 18. 1850	Juan Castañedo	✓ H. Conrad	Ag't	X "	27
Oct. 22. 1843	Micheltoarena	✓ M. G. Vallejo	Grant	X "	40
Sept. 26. 1845	Pio Pico	✓ D.	Approval	X "	40
Dec. 4. 1839	Lazaro Piña	✓ D.	Seed	X "	41
June 22. 1844	M. Micheltoarena	✓ D.	Grant	X "	42
Sept. 12. 1845	Pio Pico	✓ D.	Approval	X "	43
Feb. 20. 1849	M. Alvarado	✓ D.	Seed	X "	"
Nov. 23. 1844	Micheltoarena	✓ M. Alvarado	Grant	X "	44
Feb. 18. 1845	Pio Pico	✓ D.	Approval	X "	"
June 18. 1835	J. Figueroa	✓ M. Ignia Carrillo	Grant	X "	44
Nov. 4. 1846	Julio Carrillo	✓ Oliver Bolio	Seed	X "	45
Oct. 20. 1846	Julio Carrillo	✓ Oliver Bolio	"	X "	46
Dec. 1. 1844	Jacob P. Leese	✓ Olivero Benlun	Alc Grant	X "	47
Sept. 21. 1838	Juan B. Alvarado	✓ S. Vallejo	Grant	X "	51
Oct. 9. 1841	M. Jimeno	✓ M. G. Lopez	Grant	X "	"
Mich. 29. 1844	M. Micheltoarena	✓ Joag Carrillo	"	X "	52
Sept. 22. 1849	J. Y. Berreyesa	✓ S. Vallejo	Bond	X "	53
Sept. 28. 1850	R. Carrillo	✓ S. Vallejo	Seed	X "	74
Oct. 14. 1844	M. Micheltoarena	✓ Marcos West	Grant	X "	94
May 10. 1851	S. Vallejo	✓ J. R. Carrillo	Return Sale	X "	109
May 23. 1851	J. Carrillo	✓ H. Wöhler	Seed	X "	115
Feb. 7. 1851	Sisto Berreyesa	✓ Joa. Figueroa	"	X "	146
Dec. 28. 1837	M. G. Vallejo	✓ S. Berreyesa	Grant	X "	166
Feb. 12. 1844	M. Micheltoarena	✓ Anta Cazarez	Grant	X "	234
Sept. 26. 1845	Pio Pico	✓ widow of S. Dawson	Approval	X "	235
(note: all the above are transacted) 13					

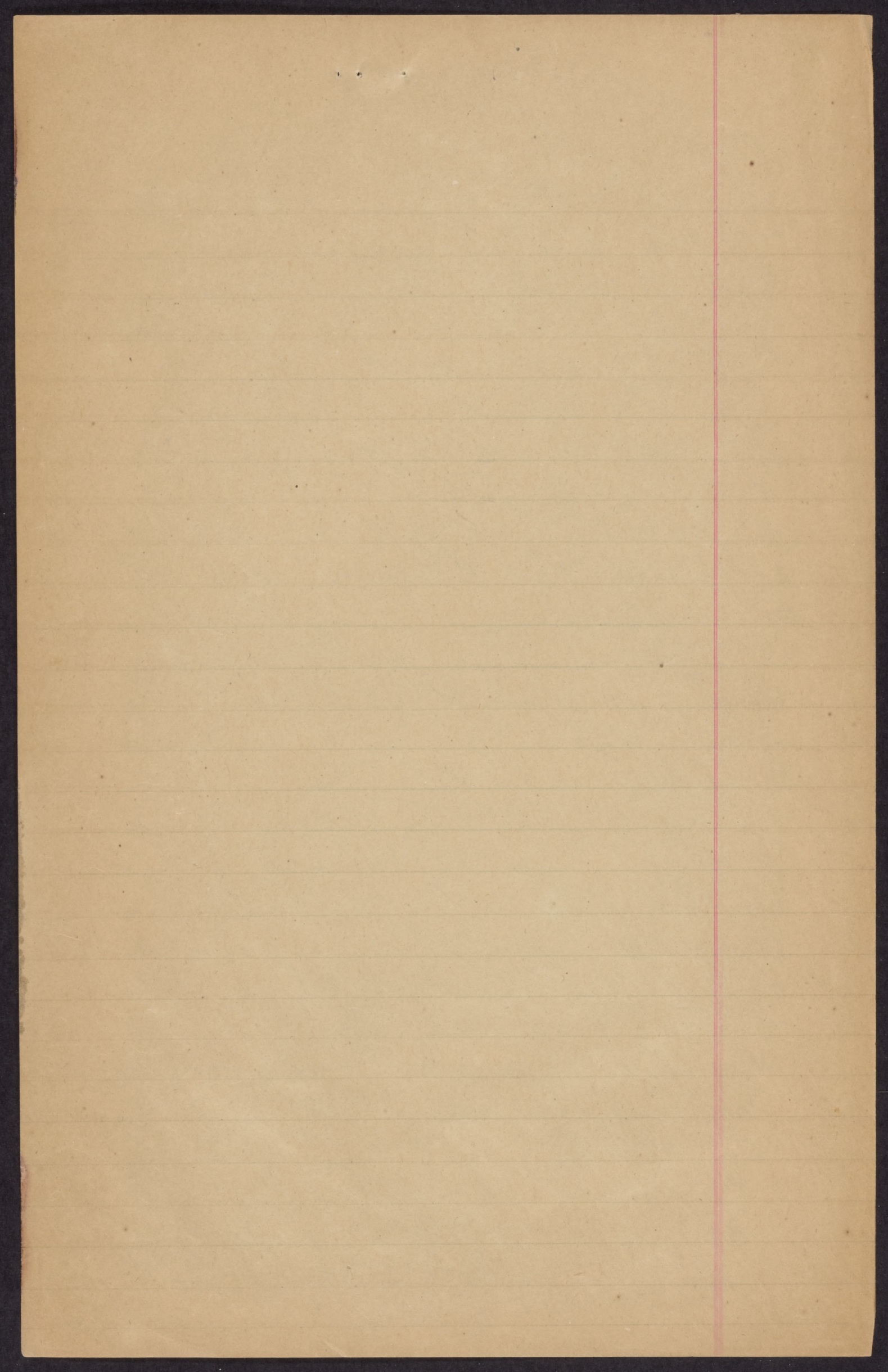
B¹ = 57 = Spanish

Book D. Seeds &c.

Date: Party of 1st pt Party of 2d pt Interest Bl. P.
(No Spanish Int.)

Book E. Seeds &c.

Feb. 22. 1849	Arto. Davilo	✓	Salv. Vallijo	✓	Seed E.	16
Feb. 22. 1849	M. G. Vallijo	✓	" Do.	✓	" "	17
Feb. 5. 1840	Pio Pico	✓	Sant. Black	✓	Grant	46
Jan'y. 4. 1837	M. G. Vallijo	✓	Cayetano Juarez	✓	" "	47
June 5. 1844	Cayetano Juarez		Marcos Baca	✓	Seed	47
May 12. 1839	To Governor		Jacob P. Leese	✓	Petition	
" 21. 1839	Juan B. Alvarado	✓	Salv Vallijo	✓	For Grant	57
" 21. 1839	Do.		Do. Anoma Co.	✓	Grant	59
Nov. 7. 1848	Siñto Berreyesa		M. G. Vallijo		Seed	29
	(by atty in fact)		(probably Napa & Co.)			
			(not. Sonoma Co.)	✓		
Mich. 24. 1846	M. G. Vallijo	✓	A. Heppner	✓	Grant	30
Feb. 8. 1848	José S. Berreyesa	✓	Sant. Berreyesa	✓	Seed	16
Sept. 9. 1850	Vallijo		C. A. Pasignono	✓	Leese	168
	José Carrillo	✓	J. S. Berreyesa	✓	Grant	170
Mich. 30. 1846	Joaquin Carrillo	✓	J. S. Berreyesa	✓	Grant	170
Aug. 20. 1841	M. G. Vallijo	✓	Smith G. Pina	✓	Att'y	191
Oct. 7. 1850	Juana Carrillo	✓	J. Carrillo	✓	Att'y	202



Book C.

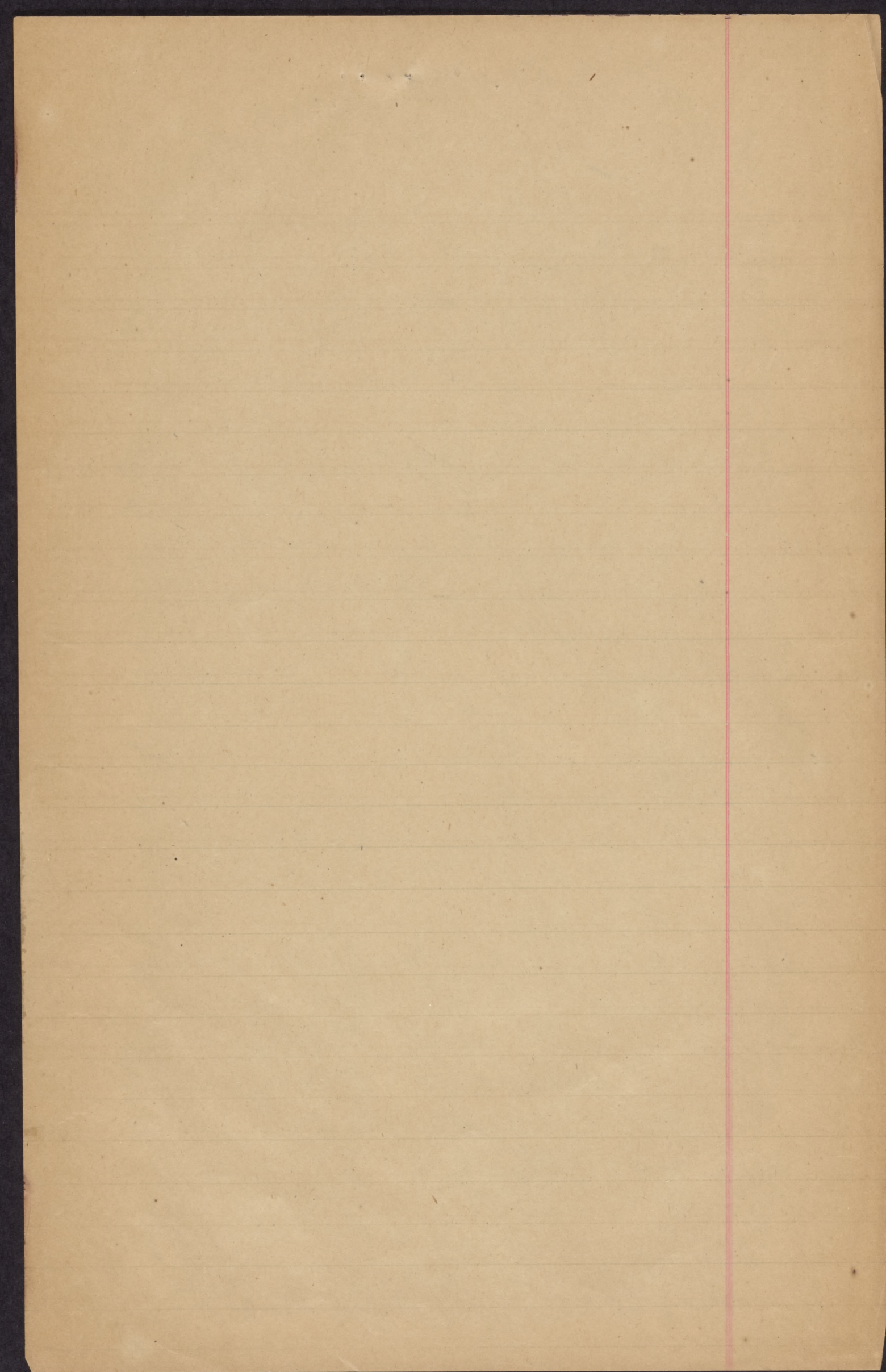
Deeds, Grants &c.

Date	Party of 1 st Part	Party of 2 ^d Part	Char	B/P.
Novr. 13. 1847	✓ John Doe ^{Tran.} Nicolas Higera	Rich. Doe Mateo Tilliam	Deed. 775	271
For the years 1844 + 1845	P. de la Guerra	✓ Fellow	Deed C. 5	
		✓ Deed in both	X	25
		Span. + Engl		
Oct. 23. 1843	M. Michelorrera	✓ G. Yount	Grant	45
	(part in map &c.)			
Nov. 29. 1848	N. Figueroa by Atty.	Jose P. Thompson	Deed	93
Sept 6 1848	Do.	Sisto Berryasa	Deed	99
May 24. 1849	N. Figueroa	✓ Jos. P. Thompson	Deed	135
	(N.) Napa Ranch, probably partly in Sonoma County.			235
Jan'y 27. 1843	M. Michelorrera (Gr.)	Julian Gordon	Grant	235
	- Sacto R. Napa -			
apl 8. 1846	Pio Pico	✓ Ernest Rufus	X	25
Feb'y 12. 1846	Do.	✓ Juan Nocomuceno Padilla	X	281
June 24. 1849	Juan Padilla	✓ J. Molina et al.	Deed	282
June 13. 1849	Do.	✓ F. Heyermann	X	285
June 29. 1849	B. Vallejo	J. + G. Soberanes	Deed	288

Compared by Note:

all the above are translated into English.

Dec 13



Book B. (seeds)

Date	1st. pty	2d. pty	Inst.	BK	P.
Feb. 22. 1849	Mā G. V. de West	✓ Blas Piña	Agmt.	B	X 96
Aug. 3. 1850	Do	✓ Do	Seed	"	X "
June 21. 1855	Do	✓ Do	"	"	X 97

Book N. (seeds..)

Jesús Piñact al. ✓ G. Fitch ✓ Seed N, 437

Book 6. (seeds..)

(No Spanish Instants.) ✓

Book 7. (seeds..)

(Nothing) ✓

Book I. (wife's separate propy.)

May 5. 1857 J. R. Carrillo et al. Luz C. de Talley's Seed ✓ I 32
(description in Spanish..)

1st. Book B of seeds p. 49. ✓

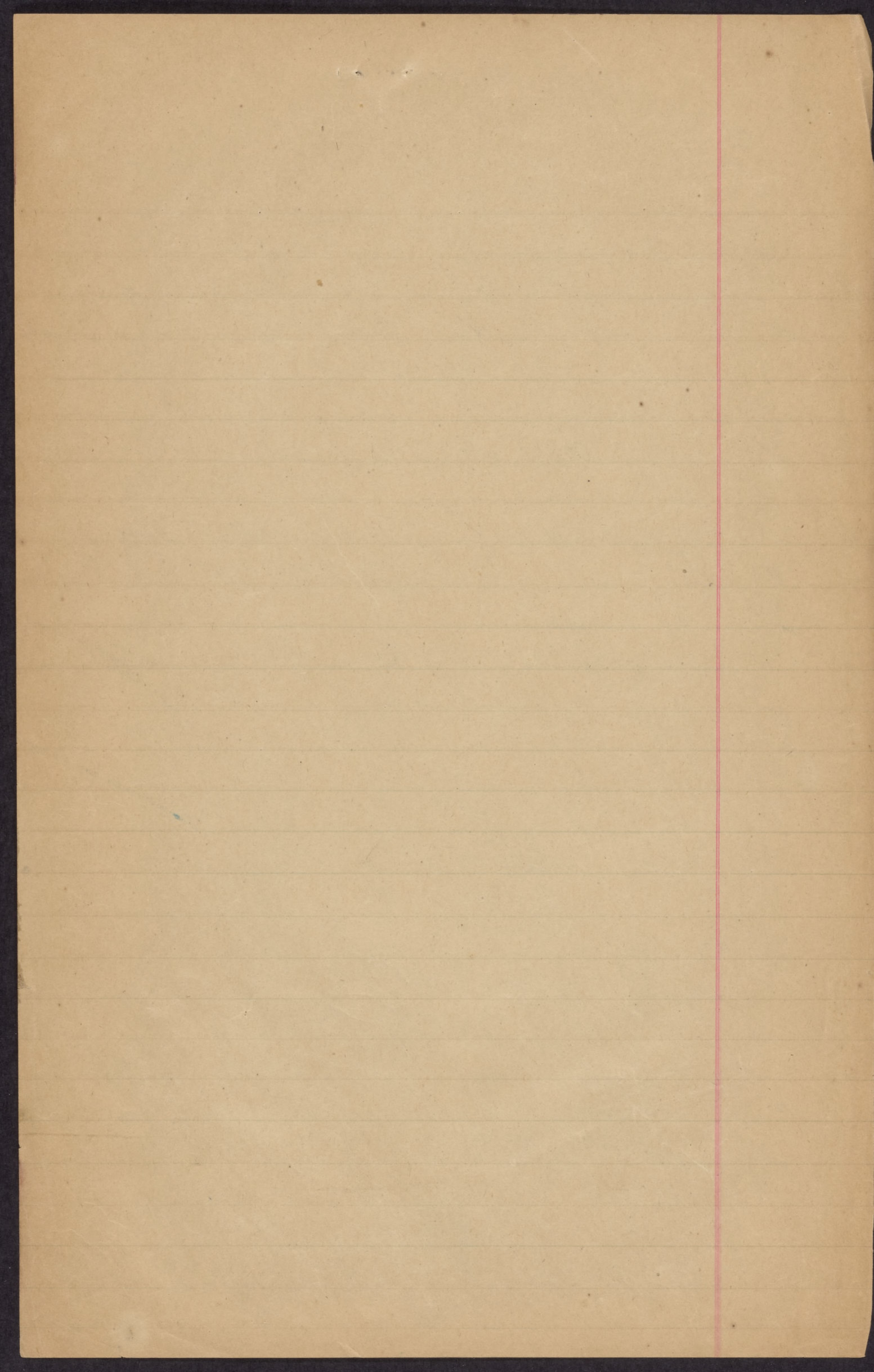
M. Micheltona
John Leach et al.
V. Poudon

C. S. Fitch
V. Poudon
J. Leach et al.

Grand ✓ B 49
Bond ✓ " 57
Seed ✓ " 58

All miscellaneous seeds

J. R. Carrillo



Book A. N^o 2
(continued.)

Date	1 st ply	2 ^d ply	Intmt BK	P.
Feb. 1. 1844	M. G. Vallejo	G. W. Parrott	Grant A. N ^o 2	✓

1st Book B. of Deeds:

Oct 25. 1841	M. Jimeno	✓	Em. D. Fitch	"	X	BK. 49
Nov. 12. 1844	M. Micheltorrena	✓	D ^o	"	X	50
	Pio Pico	✓	D ^o	approved	"	52

Book M. Deeds.

Aug. 7. 1848	Eugenio Montenegro	✓	G. Forves	Deed	X	M 308
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Book K. P. ally. & Will

april 22. 1840	W. McK West	✓	Guadalupe West	Latin Spanish	X	
	Ma. V. Lopez	✓		Instant	X	5
July 9. 1851	M. G. Vallejo	✓	R. Graham	Deed	X	19
Aug. 22. 1837	Ge. V. de West	✓	Wm McKnight	"	X	20
May 28. 1853	M. G. Vallejo	✓	J. T. Mullet	Lease	X	108
" " "	D ^o	✓	J. T. Mullet	"	X	109
Dec. 24. 1853	G. Bojorquez	✓	J. Henn et al	Agreement	X	168

all translated.

